



Crackenthorpe Way, Nuneaton, CV10 9TS

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

\*\*\* A CRACKER ON CRACKENTHORPE ! \*\*\* Here is a modern detached Home built by Taylor Wimpey Homes early 2021 pleasantly situated on this periphery of this new development offering vastly improved family accommodation.

The property is ideally positioned with nearby countryside walks, great road links, local amenities and would suit a young family with versatile and flexible accommodation presented in excellent order with many upgrades and additions and an early viewing is absolutely essential.

Gas fired central heating, upvc double glazing, security alarm, electric car charger ping, landscaped rear garden and briefly comprising: Through hall, guest cloakroom, lounge with bay window, full width open plan kitchen / family room, utility room, landing, four double bedrooms, ensuite shower rooms and family bathroom. Driveway for two / three vehicles, storage (garage converted to make utility / storage) and landscaped rear garden. EPC RATING B.







# Key Features

- Modern detached home built 2021
- Considerably improved & excellent order
- Popular semi rural location
- Excellent specification throughout
- Lounge & Open plan kitchen / family room
- Four double bedrooms & Ensuite shower room
- Drive, Storage & Landscaped rear garden
- EPC RATING B

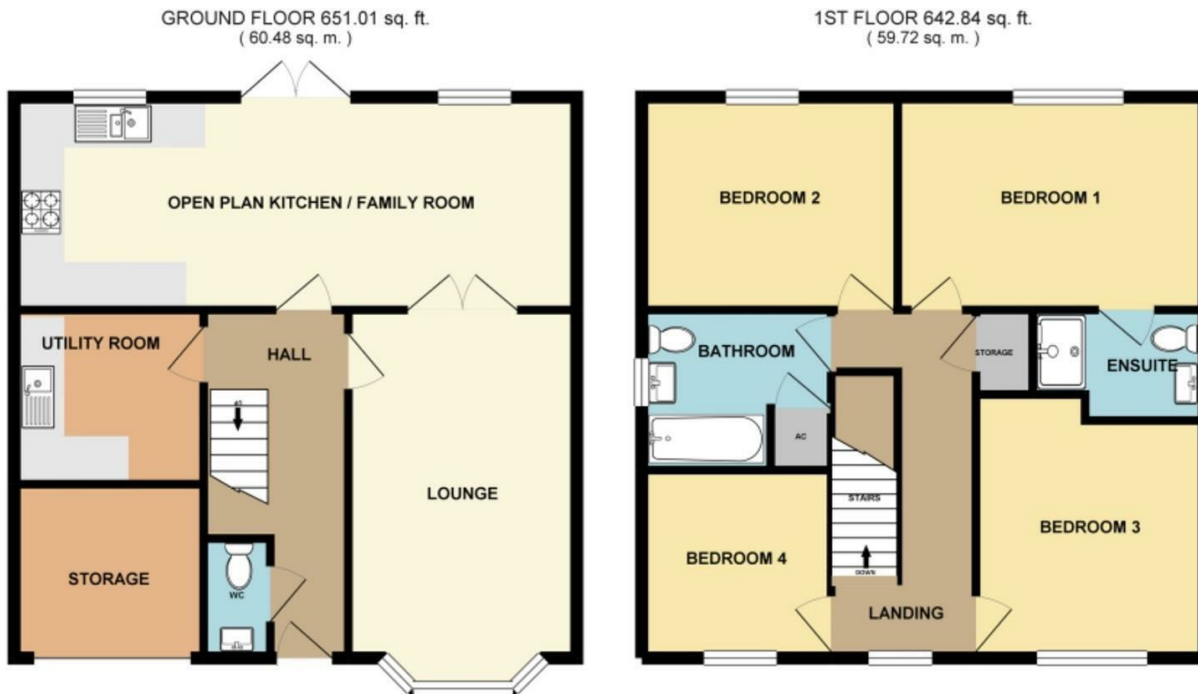
**£375,000**

EPC Rating - B

Tenure - Freehold

Council Tax Band - D

Local Authority -  
NBBC



TOTAL FLOOR AREA : 1293.85 sq. ft. ( 120.20 sq. m. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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