



Adderley Avenue, Nuneaton, CV10 0DQ

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** DETACHED, POPULAR LOCATION & NO CHAIN *** Here is a modern detached residence built by Davison Homes on the entrance to this new development on the outskirts of Weddington close to Caldecote and open countryside with excellent road links onto the A5, A444 and further a field.

The property offers well planned family accommodation of good proportions with gas fired central heating, upvc double glazing, security alarm

Briefly comprising: central hallway, study, guests cloakroom, lounge with patio doors, full length dining kitchen with integrated appliances, rear lobby / utility, landing, four bedrooms (three with fitted wardrobes), ensuite shower room and family bathroom with bath and shower cubicle. Tandem length driveway, detached garage and gardens. EPC RATING B.





Key Features

- Modern double fronted detached home
- Davisons built / NHBC warranty
- Popular new development in Weddington
- Lounge, dining kitchen & study
- Four bedrooms & ensuite
- Tandem drive, garage & gardens
- No upward chain
- EPC RATING B

£372,500

Hallway

With obscured sealed UPVC double glazed front entrance door, central heating radiator, stairs rising to the first floor, central heating thermostat, built in store cupboard, fitted smoke alarm, Amtico flooring and doors to;

Guest Cloakroom

4'11 x 3'1

Equipped with a white suite comprising a low level WC, wash hand basin with mixer tap and tiled splashbacks, central heating radiator, tiled floor and extractor fan.

Lounge

16'6 x 11'1

With two double central heating radiators, UPVC double glazed double opening patio door and matching side screens opening to the rear garden, UPVC double glazed window to the side and laminate wooden flooring.

Dining Kitchen

12' x 19'10

Having been equipped with a comprehensive range of high gloss white wall and base units with stainless steel handles comprising: inset one and half bowl stainless steel sink with mixer tap and fitted base unit, further base units and drawers with working surfaces over, built in double oven, four ring hob, stainless steel splashbacks, stainless steel chimney style extractor hood, integrated tall fridge/freezer, integrated dishwasher, built in microwave and fitted wall cabinets. Two central heating radiators, UPVC double glazed windows to the front and rear, fitted smoke alarm, tiled floor and door to the rear lobby/utility room.

Rear Lobby/Utility Room

6'3 x 4'10

With fitted working surface, plumbing and space for appliances below, matching upstands, wall mounted boiler, sealed unit double glazed rear exit door, central heating radiator, tiled floor, useful understairs storage cupboard and ceiling mounted extractor fan.

Landing

With UPVC double glazed window to rear, central heating radiator, loft hatch, built in airing cupboard housing the hot water tank and doors to all rooms.

Bedroom One

15'9 max x 12'3

With central heating radiator, UPVC double glazed window to the front, two full height high gloss double door wardrobes and door into the ensuite.

En-Suite

3'10 x 7'5

Being equipped with a white suite comprising fully tiled double width shower with built in shower fitment, pedestal wash hand basin and low level WC with tiled splashbacks, central heating radiator, obscured UPVC double glazed window to the side, inset ceiling spotlights, extractor fan, electric shaver point and tiled flooring.

Bedroom Two

11'3 max x 10'1 plus wardrobe

With central heating radiator, UPVC double glazed window to the front and built in high gloss double door wardrobe.

Bedroom Three

11'3 x 7'9 plus wardrobe

With central heating radiator, UPVC double glazed window to the rear and built in high gloss double door wardrobe.

Bedroom Four

8'3 max x 9' max

With central heating radiator and UPVC double glazed window to the front.

Bathroom

6' x 9'

Being half tiled to the walls and fully tiled to the shower cubicle equipped with a white suite comprising of a panelled bath with mixer tap and shower attachment, pedestal wash hand basin with a mixer tap and low level WC, fully tiled shower cubicle with shower fitment, central heating radiator, obscured UPVC double glazed window to the rear, electric shaver point, inset ceiling spotlight, extractor fan and tiled floor.

Outside

The property sits on the entrance of the Davison's estate within Weddington and has a mature hedged fore garden with twin lawned areas and central path leading to the front door. To the side of the property is a double length tarmacadam driveway providing motor vehicle parking for two vehicles, timber gate and fencing into the rear garden. There is direct access to the garage. The rear garden points north/westerly and has twin patio areas, garden pathway, timber shed, laid to lawn area, fenced and walled boundaries, outside power points, cold water tap and motion security light. The garage is brick built, has an up and over door, useful storage space in the pitched roof, power and lighting.

GENERAL INFORMATION

TENURE: we understand from the vendors that the property is freehold with vacant possession on completion.

SERVICE CHARGE: We understand that there will be a service charge for the general upkeep of the area. The details / price are currently awaited from the sellers.

SERVICES: all mains services are connected but not tested. The telephone is available subject to the appropriate telephone companies regulations.

Sheldon Bosley Knight have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

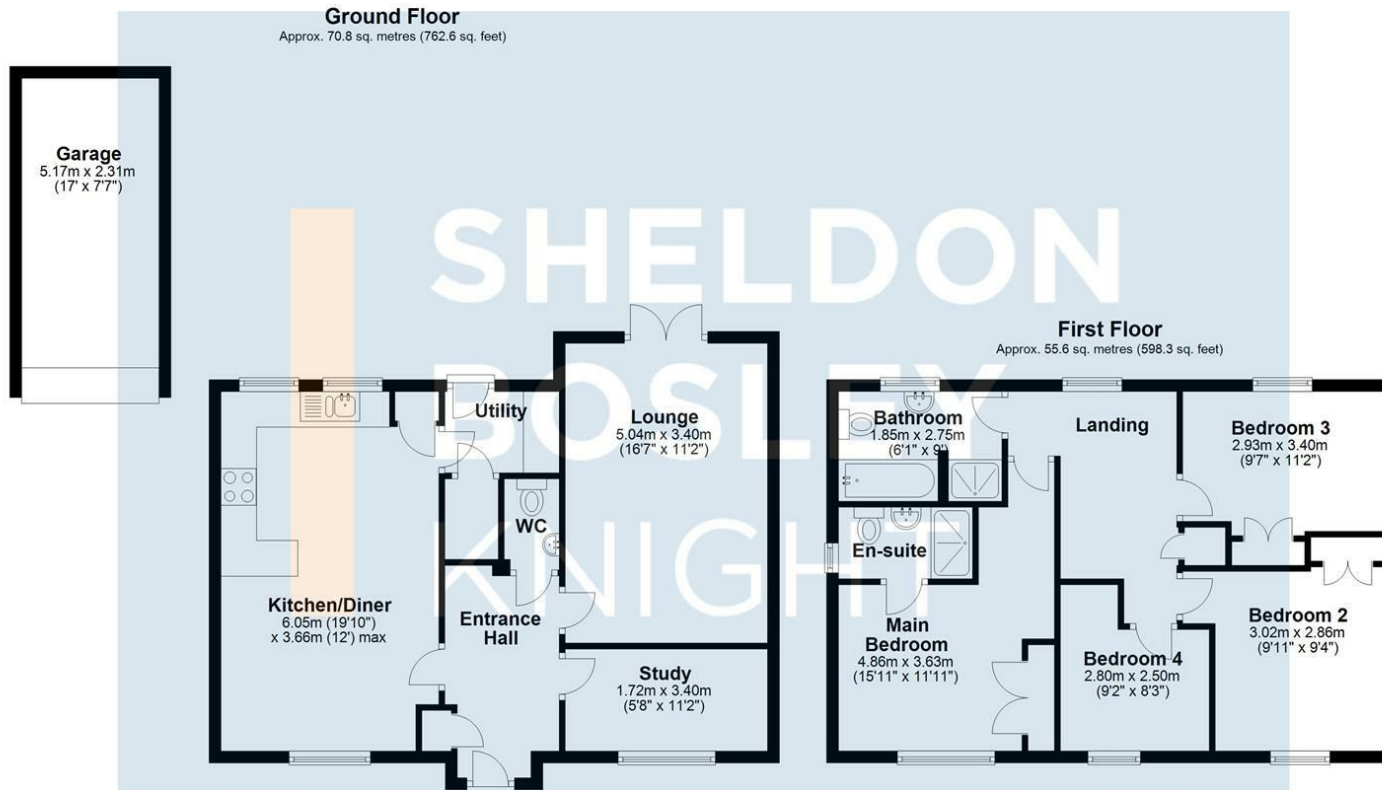
LOCAL AUTHORITY: Nuneaton & Bedworth Borough Council







Floorplan



Total area: approx. 126.4 sq. metres (1360.8 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.

EPC Rating - B

Tenure - Freehold

Council Tax Band - E

Local Authority
Nuneaton & Bedworth

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



SALES

LETTINGS

PLANNING &
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