



Versure
Alarm

Lower Farm Way, Nuneaton, CV10 0FD

**SHELDON
BOSLEY
KNIGHT** LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** MODERN DETACHED HOME IN POPULAR SPOT *** Here is a modern detached residence situated upon this popular new development built by Taylor Wimpey Homes in 2018 to an excellent specification with upgrades to the kitchen, integrated appliances, flooring, inset lighting and fitted wardrobes.

The property is pleasantly situated on the development, not overlooked from the front and offers well planned family accommodation with gas fired central heating, upvc double glazing, security alarm and is ideally placed with local amenities and easy road links onto the A444 / A5 and further afield.

Briefly comprising: through hall, guests cloakroom, front lounge, rear dining kitchen with integrated appliances, utility room, landing, four bedrooms, ensuite shower room and bathroom. Tandem driveway, garage and gardens. EPC RATING B.





Key Features

- Modern detached family home
- Taylor Wimpey built 2018
- Sought after new development
- Upgrades: lighting, flooring & wardrobes
- Lounge, dining kitchen & utility
- Four bedrooms and ensuite
- No upward chain / viewing recommended
- EPC RATING B

£335,000

DRAFT DETAILS

Please note these property particulars are in draft format only and have not been checked by the vendor/occupier.

GENERAL INFORMATION

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

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.

SERVICE CHARGE: We understand that there is a service charge for the general upkeep of the local area. The details / figures are currently awaited from our clients.

LOCAL AUTHORITY: Nuneaton & Bedworth Borough Council

COUNCIL TAX BAND: D

FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.

VIEWING: by prior appointment through the Sole Agents.

Hallway

With obscured sealed unit double glazed front entrance door, central heating radiator, built in cloak cupboard, laminate wooden flooring, understairs storage recess, understairs storage cupboard, glazed doors to the lounge and kitchen/diner, smoke alarm, inset ceiling spotlights and further door into the guests cloakroom.

Guest Cloakroom

5'11 x 4'0

Equipped with a white suite comprising a low level WC, pedestal wash hand basin with mixer tap and tiled splashbacks. Central heating radiator, laminate flooring and fitted smoke alarm.

Lounge

14'9 x 11'10

With double central heating radiator, UPVC double glazed window to the front, inset ceiling spotlights and laminate wooden flooring.

Dining Kitchen

11' x 18'8

Being fitted with a comprehensive range of high gloss white units with stainless steel handles comprising: inset one and a half bowl sink with mixer tap and fitted base unit, further base units and drawers with working surfaces over and matching upstands, built-in oven, built in hob, stainless steel splashback, extractor hood above, integrated tall fridge/freezer, integrated dishwasher and fitted wall cabinets. Concealed within one of the wall cabinets is the combi boiler, double central heating radiator, UPVC double glazed double opening patio doors to the rear garden, UPVC double glazed window to the rear, inset ceiling spotlights, tiled effect floor covering and door into the utility area.

Utility Room

4' x 5'7

Having matching units to the kitchen, fitted worksurface with matching upstands, integrated washing machine, central heating radiator, tiled effect floor covering and extractor fan.

Landing

With loft hatch, inset ceiling spotlights, central heating radiator and doors to all rooms.

Bedroom One

10'8 x 11'8

With central heating radiator, UPVC double glazed window to the front, built in mirror fronted sliding door wardrobe and door into the ensuite.

En-suite

6'7 x 3'11

Equipped with a white suite comprising a double width shower cubicle with electric shower fitment, pedestal wash hand basin with mixer tap and tiled splashbacks and a low level WC. Central heating radiator, tiled floor, extractor fan and inset ceiling spotlights.

Bedroom Two

9'3 x 11'9

With central heating radiator, UPVC double glazed window to the rear, wardrobe recess with hanging rail and fitted shelving (open).

Bedroom Three

9'3 x 8'4 to wardbrodes

With central heating radiator, UPVC double glazed window to the rear, built in mirror fronted sliding door wardrobe.

Bedroom Four

7'8 x 7'4

With central heating radiator, UPVC double glazed window to the front and inset ceiling spotlights.

Bathroom

6'7 x 6'6

Being fully tiled behind the bath and half tiled to one further wall and equipped with a white suite comprising: panelled bath with built in shower fitment and shower screen, pedestal wash hand basin and low level WC. Central heating radiator, tiled floor, extractor fan and inset ceiling spotlights.

Outside

To the front of the property is a loose slate fore garden, double length tarmacadam driveway providing vehicle parking for two vehicles. There is a timber gate leading into the rear garden. The rear garden has a paved patio, fenced and walled boundaries, security light and cold water tap.

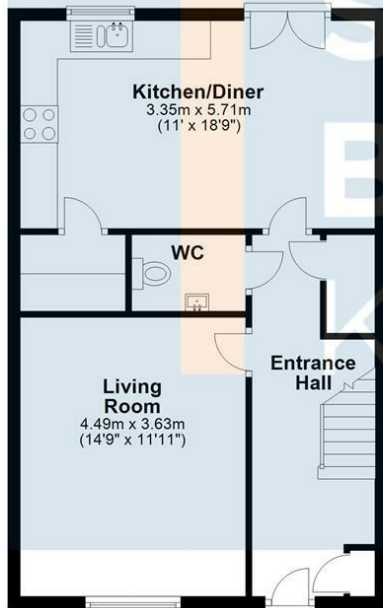






Floorplan

Ground Floor
Approx. 66.3 sq. metres (713.6 sq. feet)



First Floor
Approx. 52.9 sq. metres (569.3 sq. feet)



Total area: approx. 119.2 sq. metres (1282.8 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 - D

Local Authority
NBBC

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



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