



Hill Street, Nuneaton, CV10 8JE

**SHELDON
BOSLEY
KNIGHT**

LAND AND
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PROFESSIONALS

Property Description

*** WOW - A LOT OF HOUSE AND BIG CORNER PLOT *** Here is a rare and exciting opportunity to purchase this substantial and well planned family home on the corner of Cross Street / Hill Street within the popular Stockingford location.

The property now offers plenty of accommodation suited to the larger family with good sized reception and bedrooms all presented in good order throughout and ideally placed with schools, shops, pubs, clubs, play areas and bridlepaths all within easy walking distance an early viewing is absolutely essential.

Gas fired central heating, upvc double glazing, car draw on to the rear and briefly comprising: entrance hall, inner hall, guests cloakroom, extended lounge with feature fireplace, separate dining room, breakfast kitchen with range style cooker, utility room and additional extended sitting room / study / play room. Landing, four double bedrooms, master with ensuite bathroom and additional newly fitted bathroom. Loose stone foregarden, good sized rear garden with dog kennels, shed and under cover bistro area. EPC RATING TBC.





Key Features

- Considerably extended end terraced home
- Prominent corner plot with car draw on
- Versatile and flexible family accommodation
- Gas central heating & new windows
- Three reception rooms, breakfast kitchen & utility
- Four bedrooms, ensuite bathroom & family bathroom
- Low maintenance large rear garden
- EPC RATING TBC

£232,500

Draft details

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

Entrance

3'9 x 5'

With UPVC front entrance door, central heating radiator, tiled flooring, useful understairs storage recess, obscured UPVC double glazed window to the front, door into inner hall.

Inner Hall

With tiled flooring and doors off to the lounge, dining room and guests cloakroom.

Guest WC

5'9 x 3'7

Having been refitted with a modern white suite comprising a low level WC and pedestal wash hand basin with tiled splashbacks. Central heating radiator, obscured UPVC double glazed window to the front, tiled floor, wall mounted boiler and extractor fan.

Dining Room

9'10 x 8'8

With central heating radiator, UPVC double glazed window to the front, tiled floor and door into the breakfast kitchen.

Breakfast Kitchen

7'8 x 22'5

Having been comprehensively refitted with a range of maple style units to three sides comprising: an inset one and an half bowl sink with stainless steel swan-neck tap and fitted base unit, additional base units and drawers with working surfaces over and matching upstands, space for a range style cooker (maybe available by separate negotiation), stainless steel splashbacks, double width stainless steel chimney style extractor hood, space for an American style fridge/freezer, tall larder unit and fitted wall cabinets with concealed lighting. Tiled floor, UPVC double glazed window to the rear, obscured UPVC double glazed rear exit door, door into the utility room and further door to the extended sitting room.

Utility Room

9'10 x 4'9

Equipped with a range of shaker style units with stainless steel handles comprising: inset single drainer stainless steel sink with mixer tap and fitted base unit. Plumbing and space for a washing machine, space for a tumble dryer, plumbing and space for a dishwasher and fitted wall cabinets. Partly tiled walls, central heating radiator, tiled floor, obscured UPVC double glazed window to the side and wall mounted extractor fan.

Extended Sitting Room

16'3 x 7'8

With central heating radiator, UPVC double glazed patio door opening into the rear garden, central circular UPVC double glazed window to the rear, UPVC double glazed window to the side and loft hatch.

Extended Lounge

13'5 max x 23'7 max

With central heating radiator, UPVC double glazed sliding patio door to the rear garden, feature fireplace with wooden surround incorporating living flame gas fire, half laminate and half tiled flooring and door leading into the inner hall.

Inner Hall

With central heating radiator, UPVC double glazed window to the front, built in store cupboard housing the electric meter, stairs to the first floor and laminate wooden flooring.

Landing

With UPVC double glazed window to the front, central heating radiator, loft hatch and doors off to all rooms.

Bedroom One

10'6 max x 13'9 max

With central heating radiator, UPVC double glazed window to the front, laminate wooden flooring and door to the ensuite.

En-suite

7'8 x 5'11

Having been refitted with a modern white suite comprising: P-shaped shower/bath with curved shower screen, tiled splashbacks, built in shower fitment, pedestal wash hand basin with tiled splashbacks and a low level WC. Chrome heated towel rail, obscured UPVC double glazed window to the front, extractor fan and laminate wood flooring.

Bedroom Two

13'9 x 7'1

With central heating radiator, UPVC double glazed window to the rear and laminate wooden flooring.

Bedroom Three

10'10 x 9'3

With central heating radiator, UPVC double glazed window to the rear and laminate wooden flooring.

Bedroom Four

12'2 x 10'6 (L-shaped)

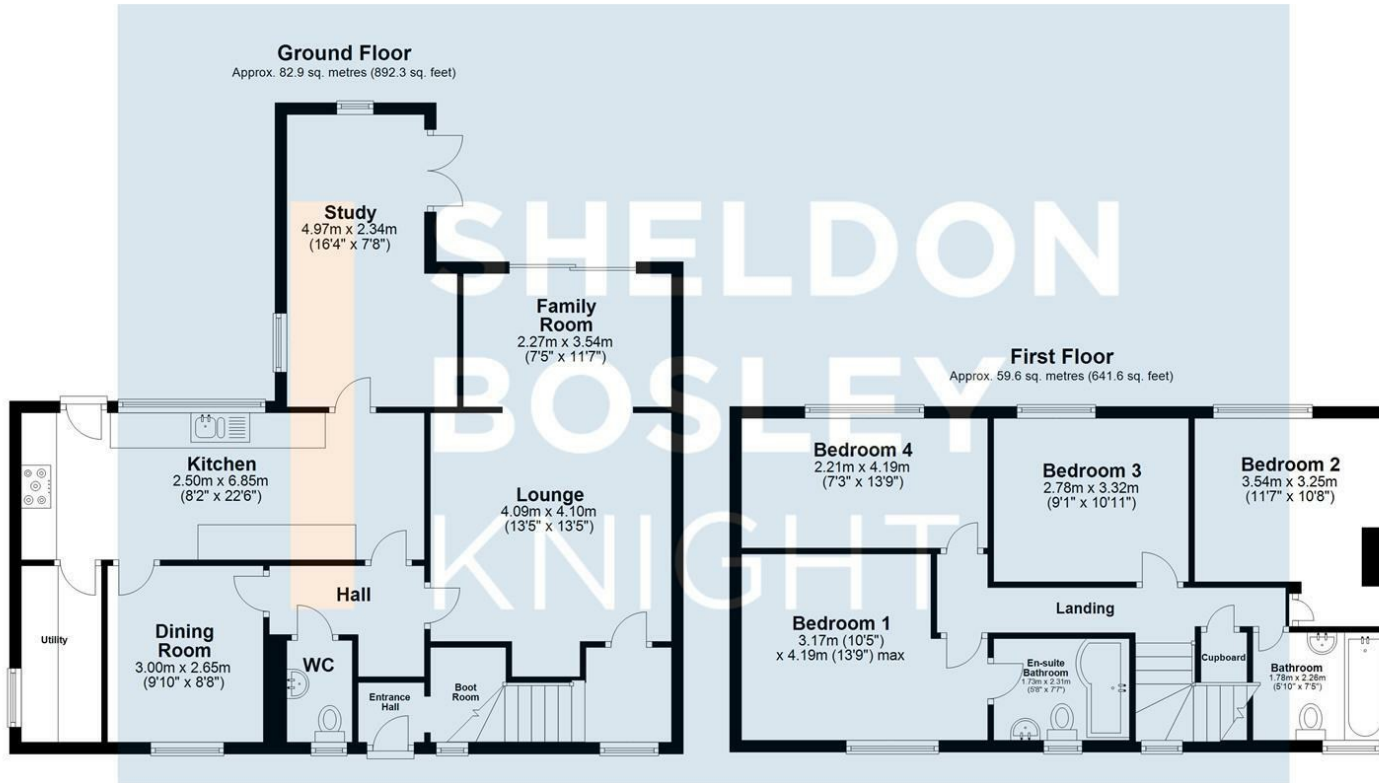
With central heating radiator, UPVC double glazed window to the rear and laminate wooden flooring.







Floorplan



Total area: approx. 142.5 sq. metres (1533.9 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 - D

Tenure - Freehold

Council Tax Band - B

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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