



Roman Avenue, Nuneaton, CV11 6AF

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

\*\*\* ROOM FOR EVERYONE ! \*\*\* Here is a nearly new detached residence which was built by Redrow Homes mid 2022 to the Marlow design offering spacious family accommodation and finished to a high specification.

The property sits on this popular new development towards the top of Higham Lane within Heritage Fields on a good sized plot with southerly and private facing rear garden, excellent local amenities, childrens play area, schools, shops and there's fantastic road links into Nuneaton, Hinckley, Atherstone and all major roads.

Gas fired central heating, upvc double glazing, upvc fascias, soffits, guttering and briefly comprising: through hall, guests cloakroom, lounge, open plan living / kitchen with integrated appliances, utility room, landing, four double bedrooms with fitted wardrobes, ensuite shower room and family bathroom. Double width driveway, integral garage and southerly facing rear garden. EPC RATING B





## Key Features

- Modern detached residence
- Popular new Redrow Homes development
- Spacious family home
- Excellent specification
- Lounge & open plan living kitchen
- Four bedrooms, ensuite & family bathroom
- Double width driveway, garage & southerly garden
- EPC RATING B

**£415,000**

#### Through Hallway

With obscured sealed unit double glazed front entrance door, central heating radiator, stairs to the first floor accommodation, fitted smoke alarm, doors to lounge and living kitchen area.

#### Lounge

11'1" x 16'9"

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

#### Living / Kitchen

13'8" x 18'10"

Being comprehensively fitted with a range of shaker style units to three sides comprising: inset one and a half bowl stainless steel sink with mixer tap and fitted base unit, additional base units and drawers with contrasting working surfaces over, matching upstands and partly tiled splashbacks, built in double oven with cupboards above and below, integrated tall fridge / freezer, tall pull out racking unit, built in four ring hob, stainless steel splash back and stainless steel / glass extractor hood, built in oven integrated dishwasher (which may be available by separate negotiation) and fitted wall cabinets with concealed lighting. Vertical central heating radiator, upvc double glazed double opening patio doors with matching side screens, Amtico flooring, inset ceiling spotlights and door through into the utility / lobby.

#### Utility Room / Lobby

9'10" x 5'6"

With matching units to the kitchen and fitted with inset single drainer stainless steel sink with mixer tap, fitted base unit and work surface to both sides. Plumbing and space for an automatic washing machine, space for tumble dryer and matching upstands. Central heating radiator, sealed unit double glazed rear exit door, Amtico flooring, extractor fan, useful understairs storage cupboard and door into the guests cloakroom.

#### Guest Cloakroom

5'7" x 3'6"

Being equipped with a white suite comprising: low flush WC and a corner wash hand basin with tiled splash backs. Amtico flooring, central heating radiator, obscured upvc double glazed window to the rear and extractor fan.

#### Landing

With central heating radiator, UPVC double glazed window to the rear, built in airing cupboard, smoke alarm and doors off to all rooms.

#### Bedroom One

19'11" max x 8'10" plus wardrobe depth

With central heating radiator, upvc double glazed window to the front and built in full height sliding four door Hammonds wardrobe. Inset ceiling spotlights and door through into the ensuite shower room.

#### En-Suite

8'1" x 4'9"

Equipped with a white suite comprising: fully tiled double width shower cubicle with sliding door, semi-pedestal wash hand basin with mixer tap and a low level WC. Chrome heated towel rail, obscured upvc double glazed window to the side, electric shaver point, extractor fan and Amtico flooring.

#### Bedroom Two

10'2" x 10'5" plus wardrobe depth

With central heating radiator, upvc double glazed window to the front and storage recess with fitted wardrobes and Amtico flooring.

#### Bedroom Three

10'4" x 9'8" plus wardrobe depth

With central heating radiator, upvc double glazed window to the rear, Amtico flooring and storage recess with fitted wardrobes.

#### Bedroom Four

10'3" max x 10'8" max

With central heating radiator and upvc double glazed window to the rear.

#### Bathroom

7'2" x 5'7"

Equipped with a white suite comprising: panelled bath with mixer tap, built in shower fitment, shower screen and tiled surrounds, semi pedestal wash hand basin with mixer tap and a low flush WC. Chrome heated towel rail, obscured upvc double glazed window to the front, electric shaver point, tiled flooring and extractor fan.

#### Outside

To the front of the property is a double width tarmac driveway providing motor vehicle parking for two cars and direct access to the garage. Lawned foregarden with newly planted herbaceous border to the front and path and gate through to the rear garden. The southerly facing rear garden has an extensive paved patio, lawn, fenced and walled boundaries. The garage has an up and over entrance door, power and lighting.

#### 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.

LOCAL AUTHORITY: Nuneaton & Bedworth Borough Council

COUNCIL TAX BAND: E

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.

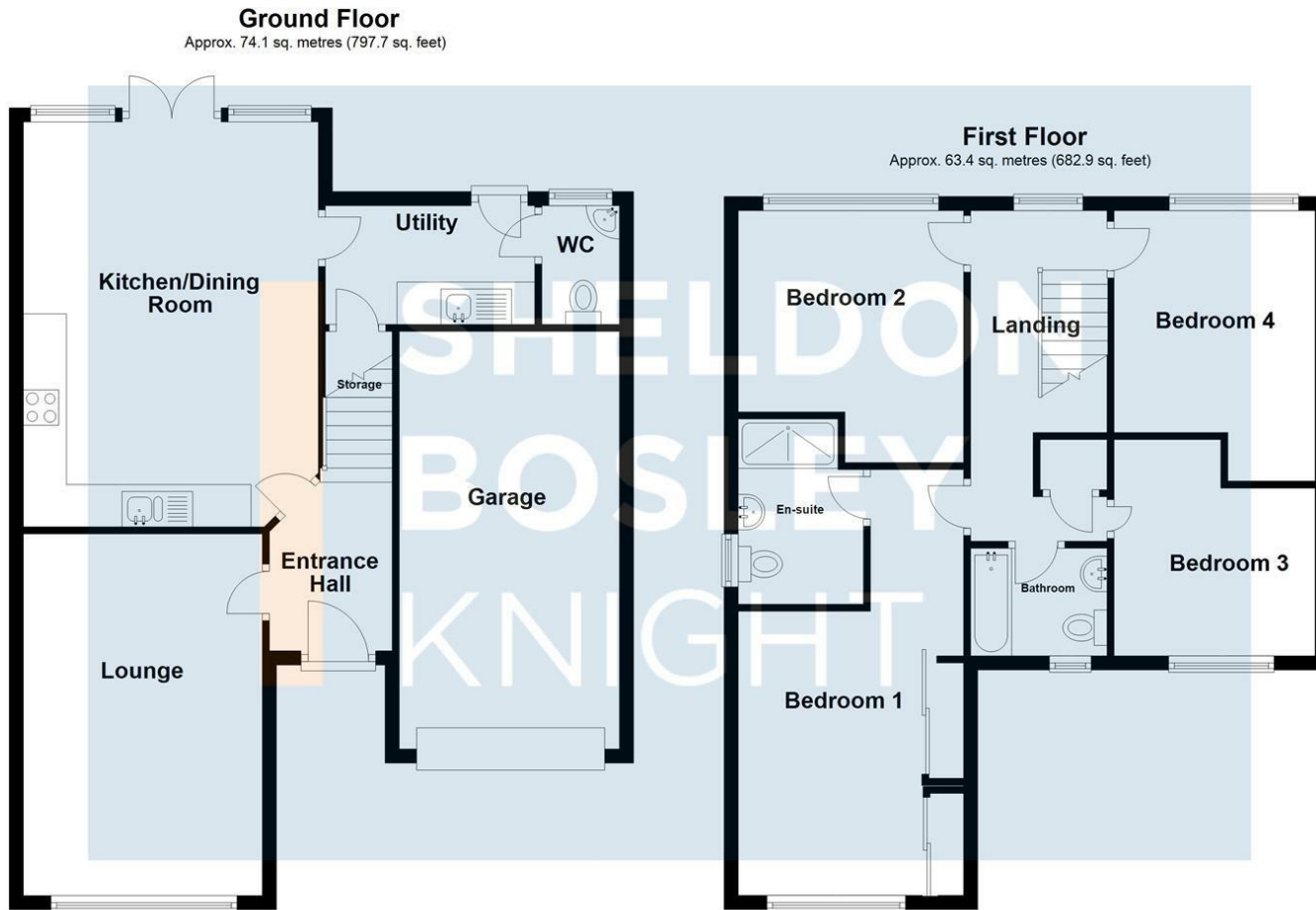
VIEWING: by prior appointment through the Sole Agents.







# Floorplan



Total area: approx. 137.6 sq. metres (1480.6 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  
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](http://sheldonbosleyknight.co.uk)



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