



Arden Road, Nuneaton, CV11 6PT

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

***** GREAT PLOT, EXTENSIVE GARDENS & DOUBLE GARAGE *****

Here is a rare and exciting opportunity to own this traditional detached residence occupying a good sized plot on the corner of Arden Road / Lutterworth Road in the desirable Whitestone location.

The property features good sized rooms, high ceilings, traditional features - block wooden flooring, picture rails, double garage to the rear and offers excellent family accommodation with gas fired central heating, upvc double glazing, security alarm and is sold with no upward chain.

Briefly comprising: impressive hall, large inter-connecting lounge / formal dining room, breakfast room, refitted kitchen, utility room and guests cloakroom. Landing, four double bedrooms and bathroom. Extensive gardens to the front, side and rear, block paved driveway and double detached garage. EPC RATING D.





Key Features

- Traditional style detached family home
- Prominent corner plot
- Highly sought after Whitestone location
- Needs some updating & improvement
- Three reception rooms, kitchen & utility
- Four bedrooms & bathroom
- Drive, double garage & extensive gardens
- EPC RATING D

£480,000

Hallway

With impressive wooden leaded light glazed entrance door with leaded glazed side screens, double central heating radiator with wooden shelf above, oak wooden flooring, staircase leading to first floor, picture rail and doors to guests cloakroom, lounge, formal dining room and breakfast room.

Guest Cloakroom

8'11 x 3'5

Equipped with a white suite comprising a low level WC, wash hand basin with tiled splashbacks. Central heating radiator, obscured leaded single glazed window, quarry tiled floor and picture rail.

Lounge

14'11 x 15'4 into bay

With double central heated radiator set in the bay window, leaded UPVC double glazed bay window, feature brick fire place which extends to both sides incorporating a gas fire set on a raised tiled hearth and storage cupboards to either side. Oak wooden flooring and double opening bi-fold leaded glazed doors to the dining room.

Dining Room

16'11 x 11'10

With three central heating radiators set in the bay window, leaded UPVC double glazed bay window, two further leaded UPVC double glazed windows, feature brick fireplace with wooden mantelpiece over, wooden alcoves, raised brick hearth and oak wooden flooring.

Breakfast Room

12' x 10'10

With double central heating radiator, leaded UPVC double glazed patio doors leading to the rear garden, built in drawers and leaded store cabinet, obscured single glazed wooden door to the side, opening into the kitchen and door into the utility room.

Kitchen

14'1 x 9'5

Being partly tiled to the walls and fitted with a comprehensive range of wall and base units comprising: inset one and half bowl sink with mixer tap and fitted base unit, further base units and drawers with working surfaces over, two tall larder cabinets, space and housing for a tall fridge/freezer with cupboard above, space for slot in cooker, integrated extractor hood, low level fitted breakfast bar, plumbing and space for a washing machine, corner display shelving and fitted wall cabinets with concealed lighting. Double central heating radiator, leaded UPVC double glazed dual aspect and windows leaded UPVC double glazed door to the rear garden.

Utility Room

7'11 x 6'7

Being partly tiled to the walls and fitted with an inset stainless steel single sink with base unit and drawer, fitted work surface, plumbing and space for a washing machine, space for further appliances, wall mounted boiler, leaded UPVC double glazed window, tiled floor and door into the understairs storage with quarry tiled floor, obscured single glazed window and fitted shelving.

Landing

With secondary double glazed window on the stairway, further leaded UPVC double glazed window, double central heating radiator, fitted seating area, two built in store cupboards, loft hatch, picture rail and doors to all rooms.

Bedroom One

14'11 x 16' into bay

With double central heating radiator with shelf above, leaded UPVC double glazed bay window with fitted cupboards and drawers, further fitted wardrobes and wall light point.

Bedroom Two

9'6 x 14'11

With central heating radiator, leaded UPVC double glazed dual aspect windows, picture rail and fitted store cupboard.

Bedroom Three

11'10 x 12'10

With central heating radiator, leaded UPVC double glazed dual aspect windows, picture rail and built in wardrobe.

Bedroom Four

9'6 x 10'9

With central heating radiator, leaded UPVC double glazed window and two built in storage cupboards.

Bathroom

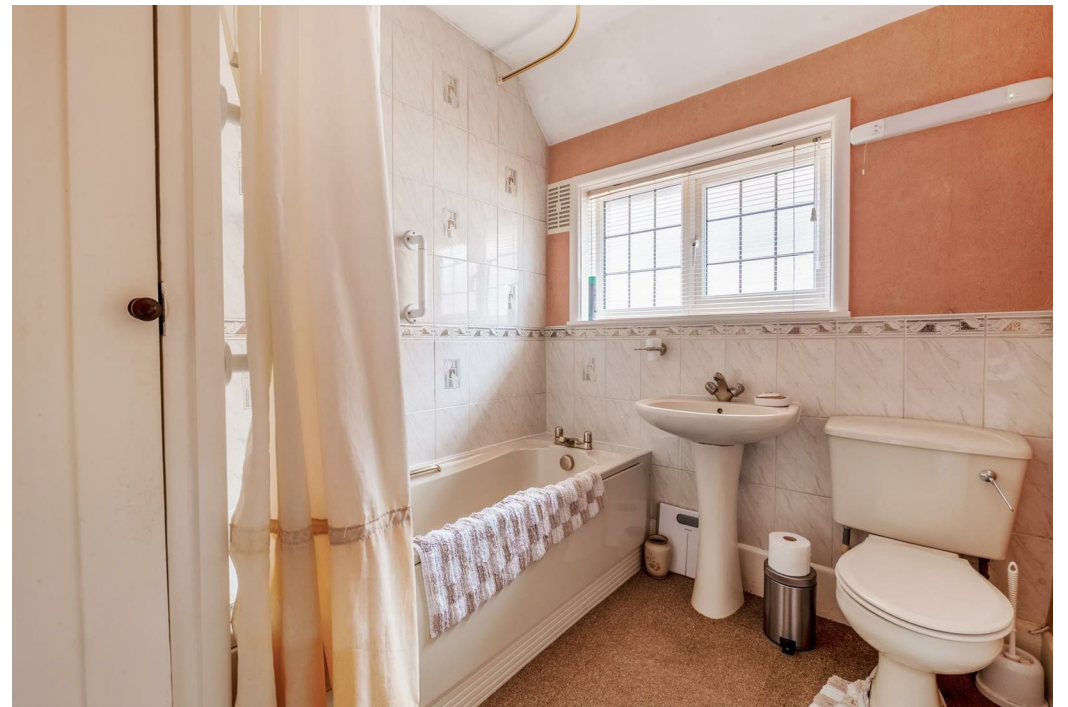
6'6 x 8'6

Being fully tiled around the bath and half tiled to two further walls and equipped with a coloured suite comprising: panelled bath with electric shower fitment over, pedestal wash hand basin with mixer tap and low level WC. Central heating radiator, leaded obscured UPVC double glazed window, wall mounted electric fan heater, wall mounted shaver point/light and built in storage cupboard.

Outside

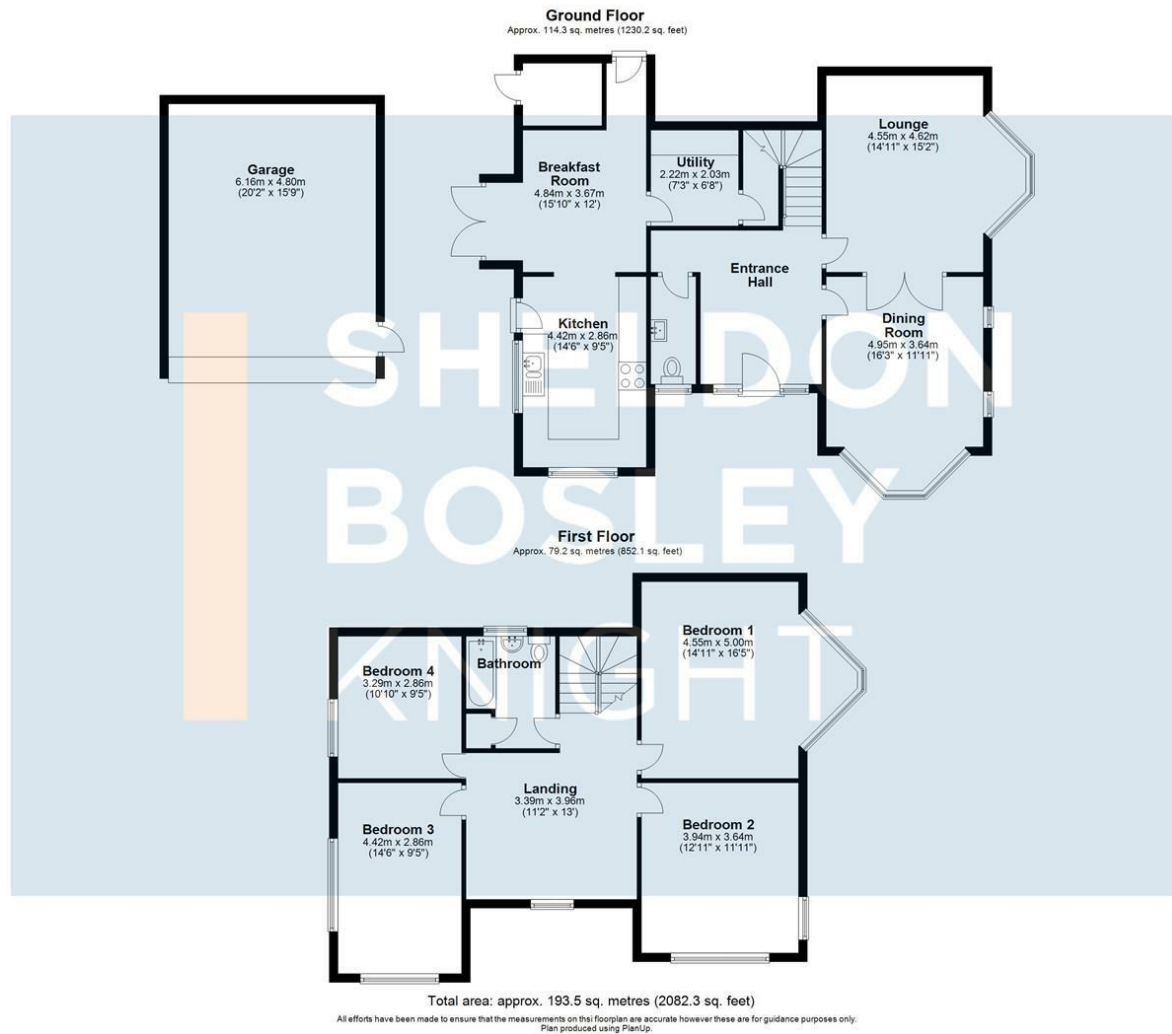
The property sits on the corner of Arden Road and Lutterworth Road heading out of Nuneaton and enjoys mature gardens to the front, side and rear. The front garden has a large lawned area with mature conifer screen borders, flower beds, block paved forecourt and recessed canopy porch leading to the front door with courtesy lighting and timber gate leading into the rear garden. The rear garden has a blocked paved patio, pathway, twin lawned areas, well stocked borders containing various flowers, scrubs, bushes and trees. To the rear is a large brick built garage with up and over entrance door, block paved driveway, gardeners WC and original coal store shed and original coal bunker.







Floorplan



EPC Rating - D

Tenure - Freehold

Council Tax Band - E

Local Authority
NBBC

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

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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