



Juliet Close, Nuneaton, CV11 6NS

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** CHECK OUT THE FLOORPLAN ***

This could be the one that you've been waiting for ! A considerably extended modern detached residence tucked away at the bottom of a small cul de sac just off Shakespeare Drive on the popular Whitestone area.

The property offers vastly improved, well presented and versatile accommodation ideal for the large family with gardens to three sides, no onward chain and offering two receptions rooms, conservatory and smart refitted breakfast kitchen along with nearby countryside walks, local amenities and fantastic road links to further afield.

Briefly comprising: Hallway, guests cloakroom, lounge, sitting room, conservatory, breakfast kitchen, landing, four good sized bedrooms, ensuite shower room and family bathroom. Driveway, brick store and gardens. EPC RATING D.





Key Features

- Modern extended detached residence
- Excellent & versatile family accommodation
- Tucked away in small cul de sac
- Well presented & much improved
- Four bedrooms, ensuite & bathroom
- Gardens to three sides
- No upward chain / viewing recommended
- EPC RATING D

£369,950

Hallway

With obscured UPVC double glazed entrance door and matching side screens, UPVC double glazed circular window to the side, central heating radiator, stairs rising to the first floor, central heating thermostat, useful understairs storage cupboard, glazed door and matching side screens into the breakfast kitchen, door into the lounge, opening into sitting room and door to:

Guest Cloakroom

5'3 x 2'10

Equipped with a white suite comprising a low flush WC and wash hand basin with tiled splashback. Obscured obscured UPVC double glazed window to the side and tiled effect floor covering.

Lounge

11'6 x 18'6 into bay

With double central heating radiator, UPVC double glazed boxed bay window to the side, UPVC double glazed window to the front, feature fireplace with wooden surround, marble inset and hearth incorporating a living flame gas fire, wall light points and covered ceiling.

Sitting Room

11'10 x 17'1

With double central heating radiator, UPVC double glazed window to the rear, UPVC double glazed door and window into the conservatory, feature fireplace with wooden surround, marble inset and hearth incorporating a living flame gas fire and covered ceiling.

Breakfast Kitchen

13'10 into bow x 17'

Having been refitted with a comprehensive range of shaker style units with stainless steel handles comprising: inset one and a half bowl stainless steel sink with mixer tap and fitted base unit, further units and drawers with working surfaces over, tall larder cabinet, built in double oven, four ring hob, integrated extractor hood above, plumbing and space for dishwasher, space for an American style fridge/freezer, corner display shelving and fitted wall cabinets with concealed lighting. Double central heating radiator, UPVC double glazed bow window to the front, UPVC double glazed window to the side, obscured UPVC double glazed side exit door and tiled effect floor covering.

Conservatory

11'9 x 11'5

With brick built base, UPVC double glazed windows, polycarbonate roof, central heating radiator, laminate floor covering, side door, further UPVC double glazed door into the side lobby.

Side Lobby

7'11 x 4'4

With polycarbonate roofing, side exit door to the side garden, and opening into the original garage.

Landing

Half landing with obscured UPVC double glazed window to the side. First floor landing with loft hatch, doors to all rooms, fitted smoke alarm and built in airing cupboard with hot water tank.

Bedroom One

15' x 11'5

With central heating radiator, two UPVC double glazed window to the front, UPVC double glazed window to the side, fitted bedroom furniture and door to the en-suite.

En-Suite

10' x 6'

Having been refitted with a modern white suite comprising: double width walk-in shower cubicle with built in shower fitment, pedestal wash hand basin and a low level WC. Central heating radiator, obscured UPVC double glazed window to the rear, tiled effect vinyl floor covering, part PVC low maintenance wall cladding, electric shaver point/light and wall mounted electric heater.

Bedroom Two

7'1 x 12'7

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

Bedroom Three

9'8 max x 10'11 max

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

Bedroom Four

11'10 x 6'8

With central heating radiator, UPVC double glazed window to the rear and fitted wardrobe.

Bathroom

7'2 max x 7'7 max

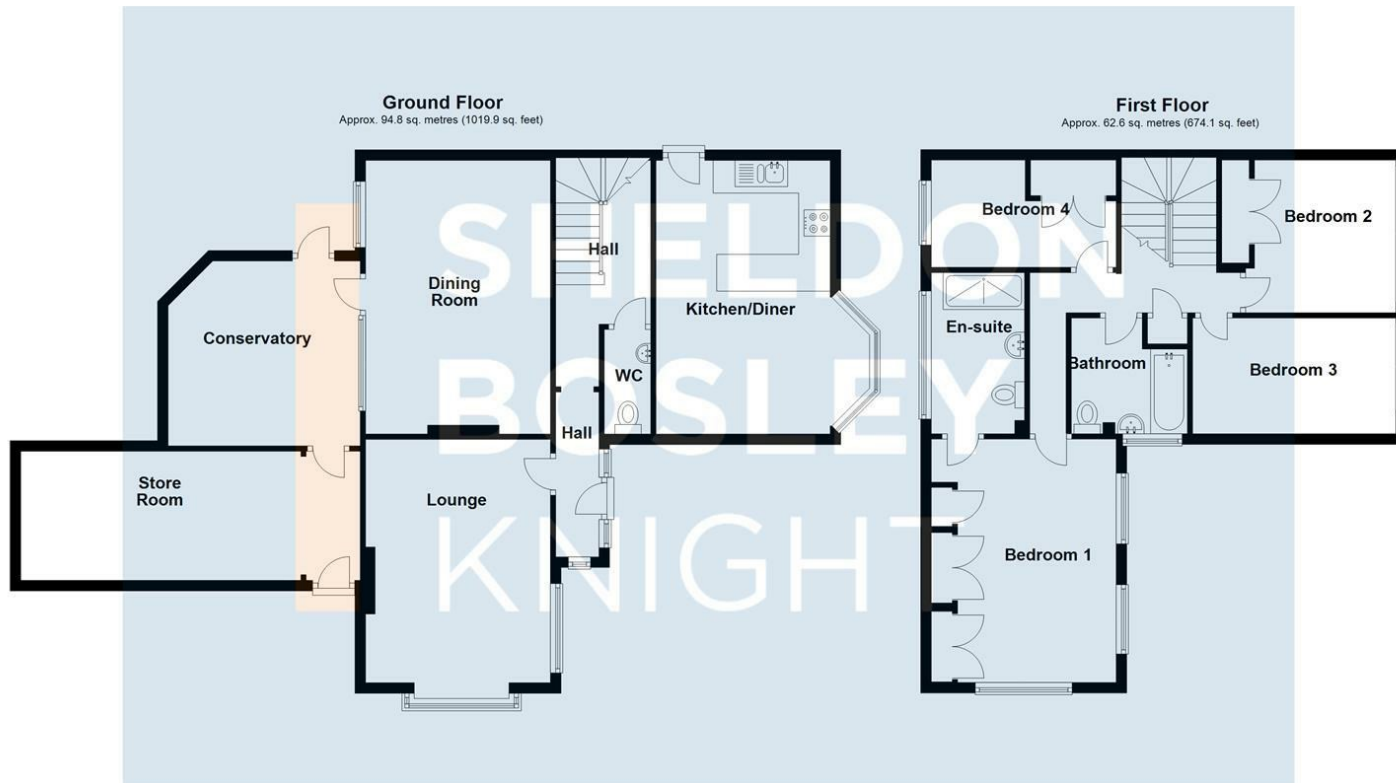
Being fully tiled to the walls and fitted with a cream shell style suite comprising: panelled bath with shower screen, built in shower fitment, pedestal wash hand basin and low level WC. Central heating radiator, obscured UPVC double glazed window to the rear and tile effect floor covering.







Floorplan



EPC Rating - D

Tenure - Freehold

Council Tax Band - E

Local Authority
NBBC

Total area: approx. 157.4 sq. metres (1694.0 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.

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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