



Somerset Drive, Nuneaton, CV10 8DD

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** LOVELY CUL DE SAC SPOT AND VERSATILE HOME *** Here is a modern, larger style semi detached residence situated at the head of a small cul de sac just off Westmorland Avenue in the ever popular Lindley Park / Stockingford location close to local amenities and easy access to road links.

The property offers versatile family accommodation with a converted garage providing additional accommodation / bedroom four to the ground floor, three further well proportioned bedrooms, refitted kitchen with range style cooker as well as gas fired central heating, upvc double glazing, upvc fascias, soffits and guttering and security alarm.

Briefly comprising: entrance hall, lounge, dining area, refitted kitchen, inner hall, bedroom 4 / sitting room, landing, three further bedrooms and modern bathroom. Crete print driveway for two vehicles and rear garden. EPC RATING TBC.

*** OPEN HOUSE VIEWINGS - SATURDAY 29TH JUNE - 2PM UNTIL 4PM - BOOK TO VIEW ***





Key Features

- Modern semi detached residence
- Small cul de sac location
- Improved, well presented & converted garage
- Versatile family accommodation
- Lounge, diner & refitted kitchen
- Three / four bedrooms & bathroom
- Drive for 2 cars & rear garden
- EPC RATING TBC

**Offers Over
£230,000**

Entrance Hallway

3'8 x 5'2

With obscured UPVC double glazed front entrance door, UPVC double glazed window to the side, laminate flooring, fitted cloak pegs and glazed door into the lounge.

Lounge

10'8 x 16'6

With central heating radiator, UPVC double glazed window to the front, feature fireplace with wooden surround, marble effect inset and hearth incorporating a coal effect electric fire, door into inner hall and a further door into the dining area.

Dining Area

9'1 x 7'8

With central heating radiator, UPVC double glazed patio doors opening into the rear garden, UPVC double glazed window to the rear, wall mounted boiler, laminate wooden flooring and opening into the kitchen.

Kitchen

9'6 x 7'6

Having been refitted with a comprehensive range of shaker style wall and base units comprising: inset one and a half bowl sink with stainless steel mixer tap and fitted base unit, further base units and drawers with working surfaces over, range master range style cooker (which maybe available) glass splashback, integrated double width extractor hood above, space for a tall fridge/freezer with cupboard above and fitted wall cabinets with concealed lighting. Plumbing and space for a washing machine, plumbing and space for a dishwasher, laminate wooden flooring and UPVC double glazed window to the rear.

Inner Hall

With central heating radiator, dog leg stair leading to the first floor, useful understairs cupboard and door in to downstairs bedroom.

Bedroom 4/Sitting Room

7'10 x 16'7

Having previously been the garage and converted into a versatile space currently used as a bedroom with central heating radiator, UPVC double glazed window to the front, inset wash hand basin with tiled splashback and cupboard below, coved ceiling, built in double door store cupboard housing the electric consumer unit.

Landing

With loft hatch, fitted smoke alarm and doors to all rooms.

Bedroom One

13'6 x 10'9

With central heating radiator, UPVC double glazed window to the front and fitted bedroom furniture.

Bedroom Two

10'9 x 10'9

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

Bedroom Three

7'10 x 10'7

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

Bathroom

7'9 max x 7'7 max

Having been refitted with a modern white suite and equipped with a P-shaped bath with shower over, curved shower screen, shower fitment and mixer tap, semi-pedestal wash hand basin with mixer tap, tiled splashbacks and low level WC. Chrome heated towel rail, two obscured UPVC double glazed window to the rear, inset ceiling spotlights and tiled floor.

Outside

The property sits at the head of a small cul-de-sac just off Westmorland Drive with crete print driveway providing motor vehicle parking for two cars and pathway and side gate leading to the rear garden.

The north-easterly facing rear garden has a paved and loose slate patio area, railway sleeper steps leading to a mostly lawned garden with flower beds, circular patio, timber shed, fenced boundaries, security light and cold water tap.

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: 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.



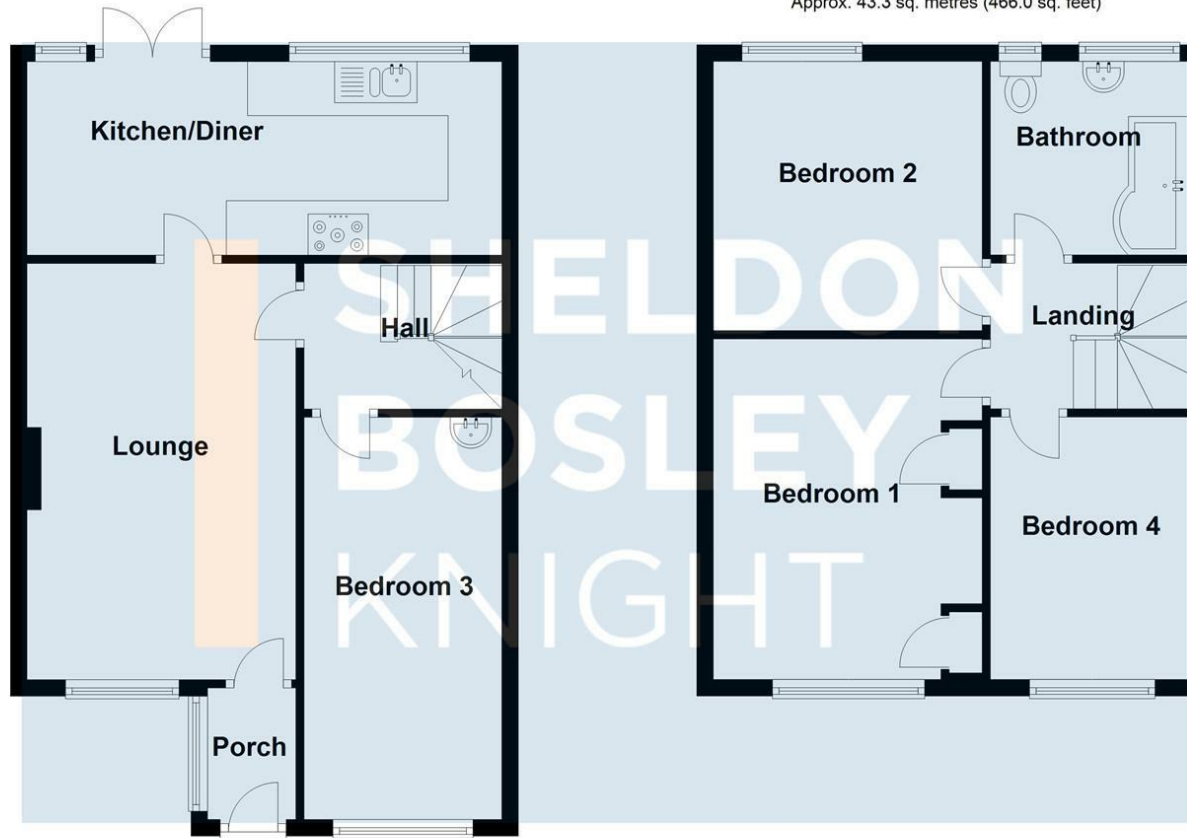




Floorplan

Ground Floor

Approx. 49.2 sq. metres (529.9 sq. feet)



First Floor

Approx. 43.3 sq. metres (466.0 sq. feet)

Total area: approx. 92.5 sq. metres (995.9 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 -

Tenure - Freehold

Council Tax Band - C

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



SALES

LETTINGS

PLANNING &
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DISCLAIMER

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