



Lower Farm Way, Nuneaton, CV10 0FD

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** WOW - SIMPLY SUPERB ! *** Here is a modern semi detached residence built by Taylor Wimpey Homes situated on this popular new development just off the Weddington Road which was built to an excellent specification in 2017 with many upgrades, improvements and features worthy of an early viewing.

The property offers comfortable and well planned family accommodation split over three floors with gas fired central heating, upvc double glazing, tandem length driveway to the side, feature panelled walls, landscaped garden, lounge with log burner effect fire, kitchen with integrated appliances and stunning top floor master bedroom suite with ensuite shower room.

Briefly comprising: through hall, guests cloakroom, lounge with patio doors to the rear garden, breakfast kitchen, first floor landing, two bedrooms, second floor master bedroom suite and ensuite shower room. Loose stone foregarden, neatly landscaped rear garden and parking. EPC RATING B.





Key Features

- Taylor Wimpey built semi detached home
- Sought after new development 2017
- Great road links and nearby amenities / walks
- Gas heating & Dbl Glazing
- Well equipped kitchen & lounge with patio doors
- Master bedroom suite with ensuite shower room
- Show-home condition throughout / viewing essential
- EPC RATING B

£284,995

Draft Details

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

Hallway

With obscured leaded sealed unit double glazed front entrance door, feature wooden panelled walls, central heating radiator, staircase to the first floor, under stairs storage cupboard, tiled floor, inset ceiling spotlights, glazed doors into the lounge and kitchen and door into the guests cloakroom.

Cloakroom

6'1 x 3'3

Being half tiled to the walls and having a white suite comprising: low level WC, and pedestal wash hand basin with mixer tap. Tiled floor, central heating radiator, inset ceiling spotlights and extractor fan.

Breakfast Kitchen

8'9 max x 12'4 max

Being equipped with a comprehensive range of high gloss wall and base units with stainless steel handles comprising: inset one and half bowl single drainer sink with swanneck mixer tap and fitted base, further base units and drawers with contrasting work surfaces over and matching upstands, wine/bottle rack, built in stainless steel fan assisted oven, four ring stainless steel hob, stainless steel splashback and integrated extractor hood over, display shelving, space and plumbing for automatic washing machine, integrated dishwasher, integrated tall upright fridge freezer and wall cabinets with concealed lighting.. Tiled floor, inset ceiling spotlights, extractor fan, central heating radiator and UPVC double glazed window to the front.

Lounge

12'6 x 13'10

With double central heating radiator, UPVC double glazed double opening patio doors and matching side screens to the rear and feature log burner effect electric fire with wooden mantelpiece over.

First Floor Landing

With feature wooden half panelled walls, central heating radiator, inset ceiling spotlights, fitted smoke alarm and doors to bedroom two, three and bathroom. Further door and stairs to the second floor master bedroom suite.

Bedroom Two

12'6 x 11'8 to wardrobes

With central heating radiator, UPVC double glazed window to the rear and built in sliding mirror fronted wardrobes.

Bedroom Three

7'1 x 9'6

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

Bathroom

7' x 6'1

Being half tiled to two walls and equipped with a modern white suite comprising: panelled bath, pedestal wash hand basin with mixer tap and a low level WC. Wood effect vinyl flooring, central heating radiator, inset ceiling spotlights, and extractor fan.

Second Floor

Bedroom One

13'9 x 19'10 to ward robe

With central heating radiator, UPVC double glazed window to the front, Keylite double glazed roof window to the rear, wall light points, feature wooden panelling, loft access, smoke alarm, fitted sliding door wardrobes and door to:

En-suite

4'9 x 6'8

Being fitted with a modern white suite comprising: double width shower cubicle with Aqualisa shower fitment, low level WC and pedestal wash hand basin with mixer tap. Wood effect vinyl flooring, inset ceiling spot lights, extractor fan, heated towel rail and Keylite double glazed roof window.

Outside

To the front of the property there is a loose stoned fore garden, pathway leading to the front door, driveway to the side providing motor vehicle parking for two vehicles and gate into the rear garden.

The neatly laid out landscaped rear garden and has a paved patio, central path, twin artificial lawned areas, raised wooden decked patio, PVC store shed, cold water tap, outside power point and fenced boundaries.

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.

SERVICE CHARGE: We understand that there is a service / estate charge which is approximately £130 per annum currently.

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.

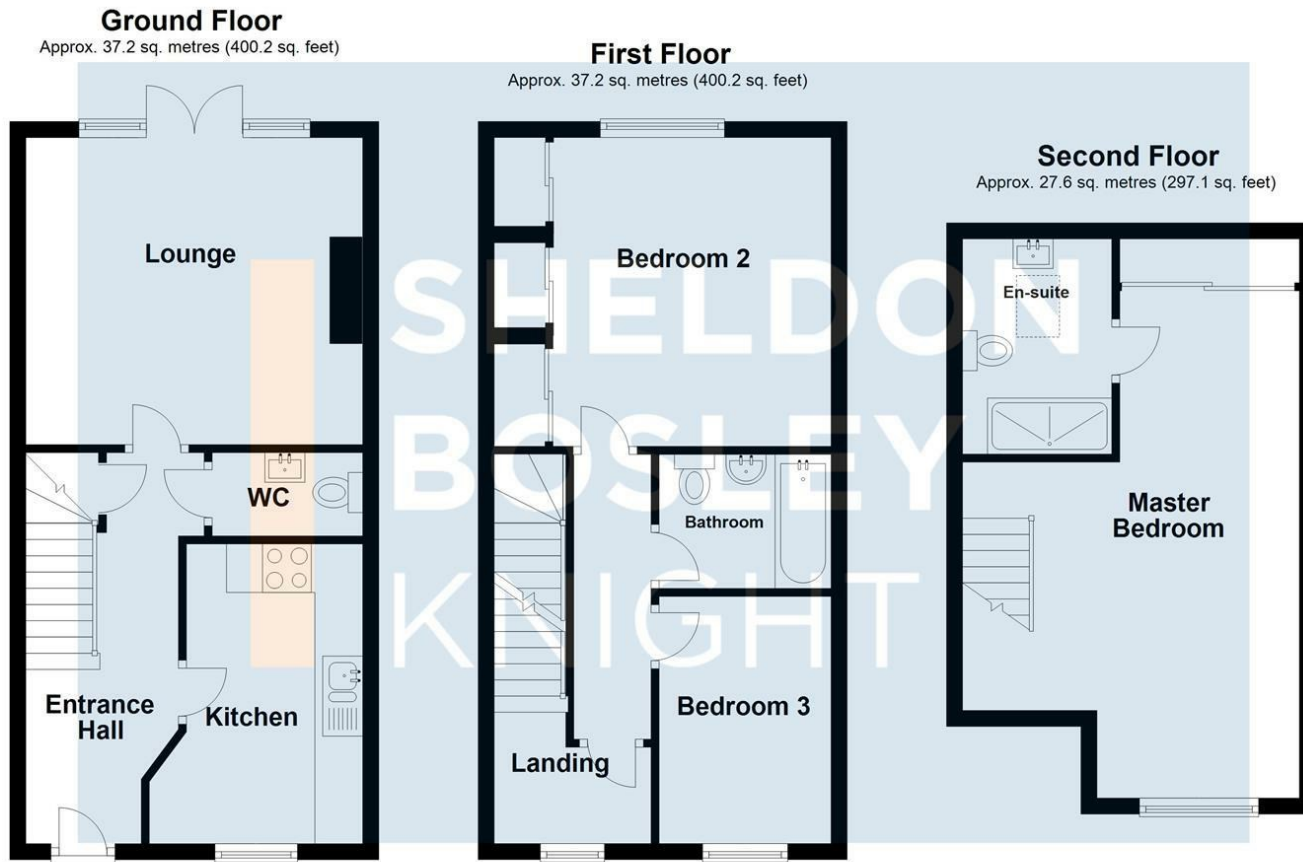
VIEWING: by prior appointment through the Sole Agents.







Floorplan



Total area: approx. 102.0 sq. metres (1097.6 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 - D

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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LETTINGS

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