



Blenheim Close, Nuneaton, CV11 6ST

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

***** EXTENDED, LARGE PLOT AND SMALL CUL DE SAC ***** This could be the one that you've been waiting for. A larger style modern detached residence situated on the popular Crowhill estate to the east side of Nuneaton situated in a small cul de sac, offering versatile, flexible family accommodation, plenty of parking and a good sun trap of a rear garden.

The property benefits from gas fired central heating, double glazing, security alarm, part converted garage (garage door remains) and is ideally placed close to Attleborough / Whitestone with many amenities, countryside walks, schools, shops, pubs etc and an early viewing is essential to take it all in.

Briefly comprising: entrance hall, lounge with feature fireplace and bow window, extended separate dining area, extended sitting room, well equipped and extended breakfast kitchen, landing, three good sized bedrooms and bathroom. Driveway for three / four vehicles, garage and good sized westerly facing rear garden. EPC RATING D.





Key Features

- Modern extended detached home
- Small cul de sac location
- Sought after Crowhill location
- Versatile and flexible extended accommodation
- Lounge, diner, sitting room & breakfast kitchen
- Three bedrooms & bathroom
- Parking, garage and large rear garden
- EPC RATING D

£325,000

Draft Details

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

Entrance Hallway

With obscured sealed unit double glazed composite front entrance door, half panelled walls, dado rail and door into part converted garage and door to the lounge.

Lounge

11'1 plus stairs recess x 15'1

With central heating radiator, feature wooden fireplace incorporating a log effect electric fire, aluminium double glazed bow window to the front, coved ceiling, useful understairs storage cupboard, dog leg staircase to the first floor, double opening glazed doors and side screens into the extended dining room.

Extended Dining Room

16'2 max x 9'7 max

With central heating radiator, aluminium double glazed sliding patio door to the rear garden, coved ceiling, glazed door into the sitting and further glazed door into the extended breakfast kitchen.

Breakfast Kitchen

15'9 x 9'10

Being equipped with a comprehensive range of units to four sides comprising: inset one and half bowl sink with stainless steel mixer tap and fitted base unit, further base units and drawers with working surfaces over, built in double oven with cupboards above and below, built in four ring hob, integrated extractor hood above, breakfast bar, space for a tall fridge/freezer, plumbing and space for a dishwasher, corner display shelving, glass display cabinet and fitted wall cabinets with concealed lighting. Double central heating radiator, aluminium double glazed window to the rear, leaded sealed unit double glazed rear exit door, tiled flooring, coved ceiling, loft hatch and twin strip lights.

Sitting Room

11'6 x 21'10

With two central heating radiators, aluminium double glazed bow window to the front, aluminium double glazed window to the rear, feature brick fireplace extending to both side with wooden mantelpiece over incorporating a living flame gas fire and coved ceiling.

Landing

With obscured UPVC double glazed window doors to the side, coved ceiling, loft hatch, ceiling light/fan and doors to three bedrooms and bathroom.

Bedroom One

11'10 x 10'8

Having central heating radiator, aluminium double glazed window to the front, coved ceiling and a range of Hammonds fitted bedroom furniture comprising wardrobes, drawers and matching bedside cabinets.

Bedroom Two

11'4 x 10'8

Having central heating radiator, aluminium double glazed window to the rear and coved ceiling.

Bedroom Three

8'6 x 8'9

With central heating radiator, aluminium double glazed to the front and coved ceiling.

Bathroom

8'3 x 7'11

Being fully tiled to the walls and fitted with a white suite comprising: panelled bath with central mixer tap, folding shower screen and shower fitment, wash hand basin and low flush WC set in a vanity unit with working surfaces, cupboard, mixer tap, matching wall cabinets and plinth lighting. Heated towel rail, aluminium double glazed window to the rear, tiled effect vinyl floor covering, inset ceiling spotlights and a fitted storage cupboard.

Outside

The property sits in a small cul-de-sac just off Chatsworth Drive and has a generous frontage with block paved driveway providing motor vehicle parking for two vehicles, additional paved area providing further parking or storage for a trailer / motor home and timber gates leading to the rear garden to either side. Garage: The garage door remains in place but it should be noted that it has been part converted with fitted working surfaces / racking, plumbing and space for a washing machine, space for a tumble dryer, wall mounted boiler and carpeted flooring.

The neatly laid out rear garden has a full width paved patio, shaped lawn with loose pebbled edging, mature deep borders containing a variety of shrubs, bushes, flowers and trees, twin inset ponds, raised patio area to the extreme rear with wooden arbour above, outside power point, cold water tap, security lighting, two timber store sheds, fenced and walled 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.

LOCAL AUTHORITY: Nuneaton & Bedworth Borough Council

COUNCIL TAX BAND: C

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.

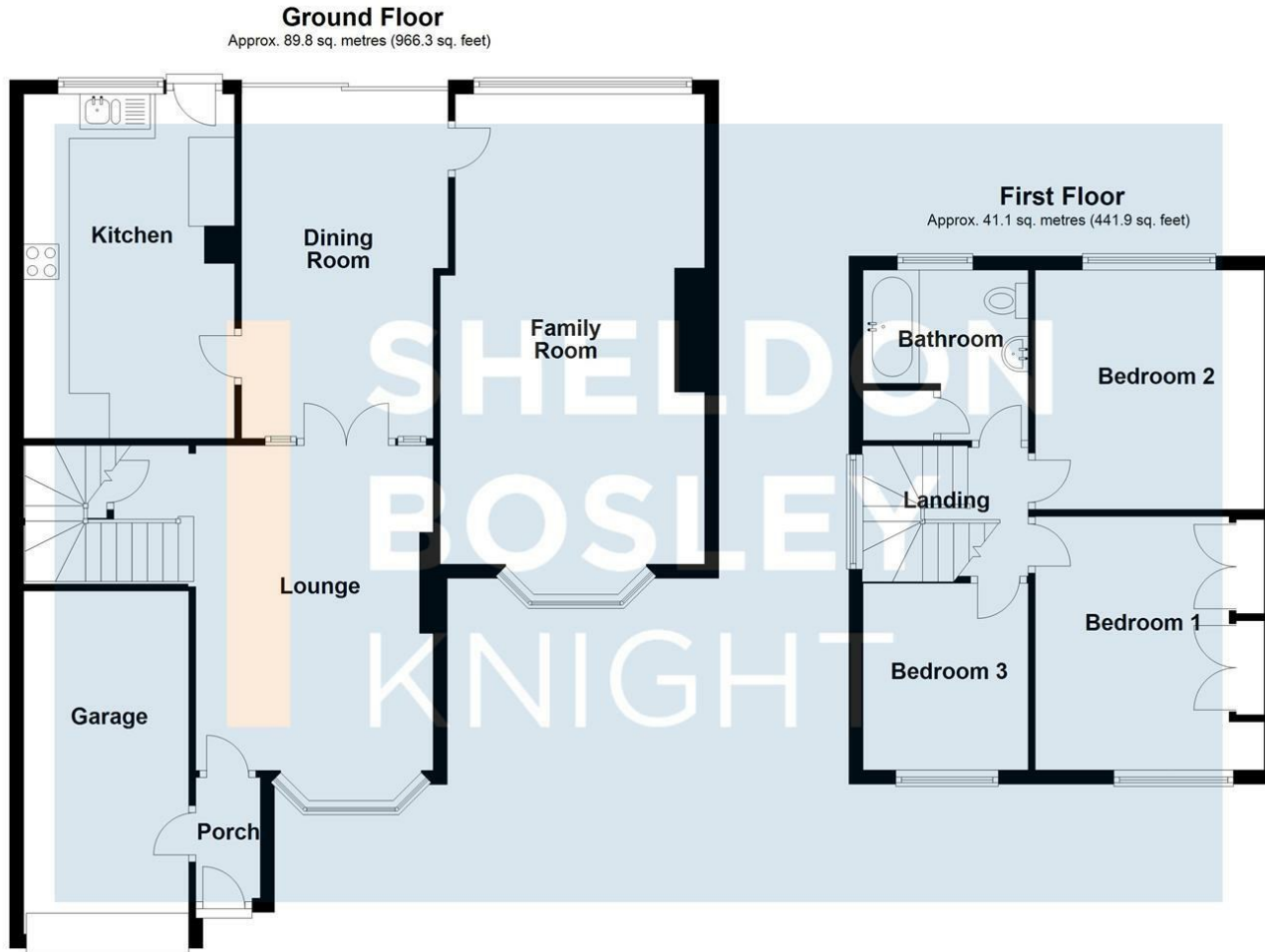
VIEWING: by prior appointment through the Sole Agents.







Floorplan



Total area: approx. 130.8 sq. metres (1408.1 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 - D

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



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LETTINGS

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