



Bettina Close, Nuneaton, CV10 9EX

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** CORNER PLOT, BIG GARDEN & VERSATILE HOME *** Here is a rare and exciting opportunity to own this modern detached residence which is tucked in the corner of a small cul de sac just off Merlin Avenue with large garden to the side and rear, 38ft drive through garage and offering versatile family accommodation.

The property has undergone some recent improvement by way of new boiler (2021), upvc triple glazing (2023), upvc fascias, soffits and guttering, refitted bathroom and WC and offers spacious family accommodation suited to the growing family and there's also potential for further extension subject to the necessary consents.

Briefly comprising: Hall, guest cloakroom, full length lounge, breakfast kitchen, separate dining room, landing, four good sized bedrooms and refitted bathroom. Driveway for three / four vehicles, 38ft long drive through garage and gardens to side and rear. EPC RATING C.





Key Features

- Modern detached residence
- Small cul de sac location
- Popular area off Merlin Avenue
- Versatile, flexible and extended accommodation
- Lounge, diner and breakfast kitchen
- Four bedrooms & refitted modern bathroom
- Drive, 30ft garage and extensive gardens
- EPC RATING C

£310,000

Draft Details

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

Hallway

With obscured sealed unit double glazed front entrance door, two double central heating radiators, dogleg staircase raising to the first floor, useful understairs storage cupboard, beamed ceiling and doors to the guest cloakroom, lounge and dining kitchen.

Guest Cloakroom

2'4 x 5'9 max

Being half tiled to the walls and having been recently refitted with a modern white suite comprising: low flush WC with working surfaces over and built in cistern, corner wash hand basin with mixer tap and double cupboard below. Tiled flooring and ceiling mounted extractor fan.

Lounge

11'8 x 18'2

With two double central heating radiators, UPVC triple glazed bow window to the front, UPVC triple glazed window to the rear, feature fireplace with marble inset and hearth incorporating a living flame gas fire, beamed ceiling and wall light points.

Breakfast Kitchen

10' x 18'1

Being partly tiled to the walls and fitted with a comprehensive range of units to all four walls comprising: inset single drainer stainless steel sink with mixer tap and fitted base unit, further base units and drawers with working surfaces over, built in stainless steel oven, built in five ring stainless steel hob with extractor hood above, twin tall larder cabinets, plumbing and space for a washing machine, space for a tall fridge/freezer and fitted wall cabinets. Double central heating radiator, UPVC triple glazed windows to the side and the rear, laminate wooden floor, UPVC triple glazed stable style exit door and a door into the dining room.

Dining Room

10'7 x 15'2

With double central heating radiator, UPVC triple glazed bow window to the front, beamed ceiling and wall light points.

Landing

With feature leaded and stain glass triple glazed window to the rear with kingfisher motif and branch, doors to all four bedrooms and bathroom, loft hatch and fitted smoke alarm.

Bedroom One

10' x 11'10 max

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

Bedroom Two

11'10 x 7'11

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

Bedroom Three

9'7 x 7'2

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

Bedroom Four

8'3 to wardrobes x 8'0

With central heating radiator, UPVC triple glazed window to the rear and built in corner wardrobe.

Bathroom

10' x 6'6

Having been half tiled to two walls and recently refitted with a modern white suite comprising: panelled bath with mixer tap, corner shower cubicle with shower fitment, wash hand basin set in a vanity unit with double drawers below and mixer tap, low flush WC. Chrome heated towel rail, obscured UPVC triple glazed window to the side, tiled flooring, inset ceiling spotlights, extractor fan and built in storage cupboard housing the boiler.

Outside

The property sits in a small cul-de-sac location just off Merlin Avenue with tarmac driveway and block paved edging providing motor vehicle parking for three vehicles, direct access to the garage and double opening timber gates into the rear garden.

By virtue of the corner plot the rear garden offers excellent potential for further extension subject to the necessary permissions and consent and has an extensive paved patio to the side and rear, feature inset pond, shaped lawn with mature and deep well stocked borders containing a variety of flowers, bushes, shrubs and trees, timber shed, vegetable plot, cold water tap, security light, courtesy lighting, fenced and walled boundaries and personal door and additional roller style electric door into the rear of the extended garage.

Garage

12'1 max narrowing to 8'8 x 38'1

With roller style electric entrance door approached via the driveway, further roller style electric garage door into the rear garden, side personal door, power, lighting and electric consumer unit.

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.

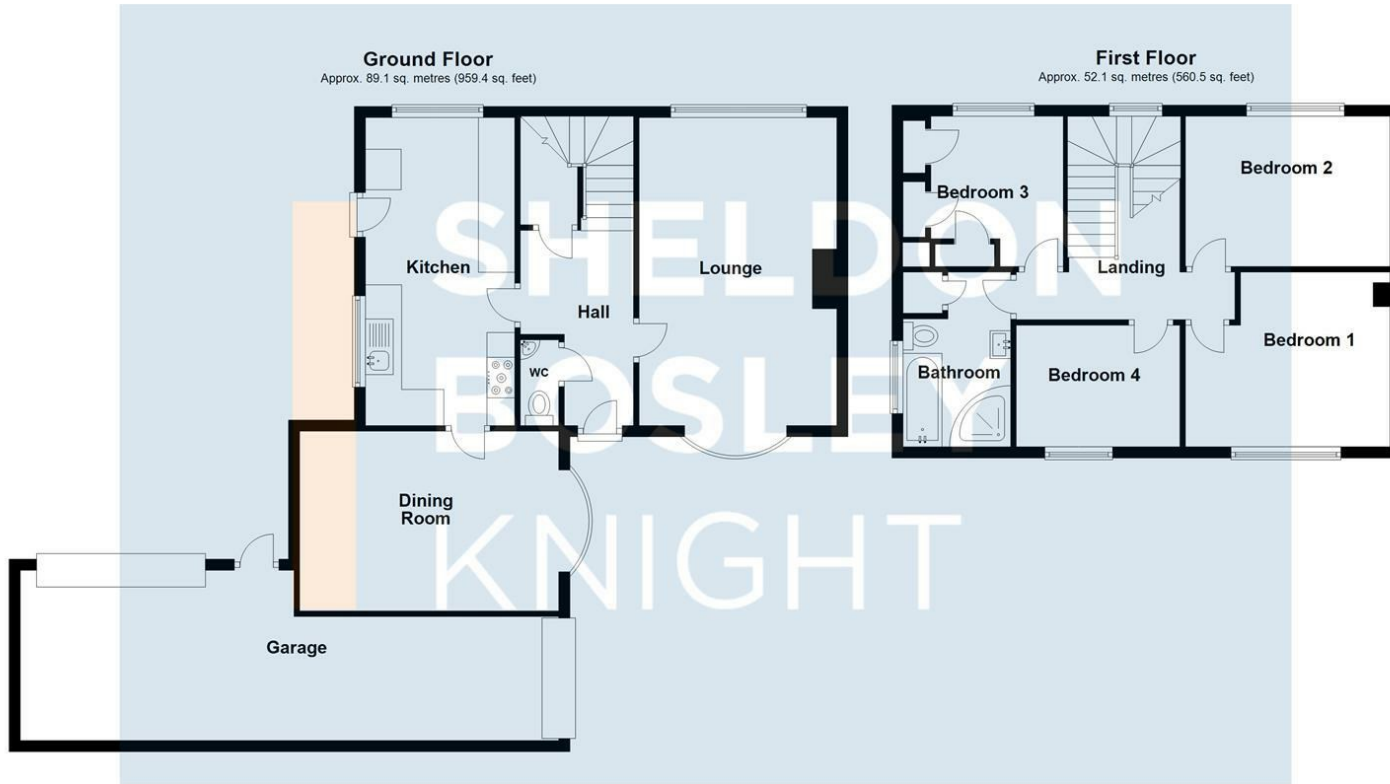
Sheldon Bosley Knight have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit







Floorplan



Total area: approx. 141.2 sq. metres (1519.8 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 - C

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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