



Chetwynd Drive, Nuneaton, CV11 4TF

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** GREAT SPOT AND SUPER HOUSE
*** Here is a modern detached residence situated in the highly popular Whitestone location with farm fields / countryside to the rear and offering excellent, well proportioned family accommodation which has to be viewed.

The property is presented in immaculate order throughout, ready to just drop the furniture in and benefits from gas fired central heating, upvc double glazing, security alarm, upvc fascias, soffits, guttering and is ideally placed with nearby amenities, schools, shops and road links to further a field.

Briefly comprising: Enclosed porch, hall, lounge / diner with feature fireplace, kitchen with integrated appliances, combined utility / WC, landing, three double bedrooms and refitted modern shower room. Block paved driveway, garage and rear garden. EPC RATING C.





Key Features

- Modern detached residence
- Vastly improved and immaculate throughout
- Farm fields / countryside to the rear
- Lounge/ diner, kitchen & utility / WC
- Three double bedroom
- Refitted modern shower room
- Block paved driveway, garage & rear garden
- EPC RATING C

**Offers Over
£315,000**

Draft Details

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

Enclosed Porch

With obscured sealed unit double glazed composite front entrance door and obscured double glazed side screen, exposed brick work to one wall, laminate wooden flooring and further obscured double glazed door and matching side screen into the hall.

Hall

5'8 x 8

With central heating radiator, obscured UPVC double glazed window to the side, laminate wooden flooring, stairs to the first floor, exposed brickwork to one wall, smoke alarm and door into the lounge/diner.

Lounge/Diner

24'1 max x 17' max

With two central heating radiators, UVPC double glazed window to the front, UVPC double glazed sliding patio door leading to the rear garden, feature stone fireplace incorporating a living flame gas fire, useful understairs storage cupboard, wall lights and doors to the kitchen and combined WC/utility room.

Kitchen

10'9 x 10'1

Being partly tiled to the walls and equipped with a comprehensive range of shaker style units to all four walls comprising: inset one and a half bowl stainless steel sink with mixer tap and fitted base unit, further base units and drawers with working surfaces over, built in four ring hob with stainless steel and glass chimney style extractor hood, built in double oven with cupboards above and below, integrated slimline dishwasher, integrated fridge, integrated freezer, tall larder cabinet and fitted wall cabinets with concealed lighting. Plinth mounted electric kick heater, ceiling strip light, coved ceiling, feature flooring and obscured UPVC double glazed side exit door and UPVC double glazed window to the rear overlooking the garden and countryside beyond.

Utility/WC

5'8 x 8'1 max

Being equipped with a white low flush WC and wash hand basin with mixer tap. Chrome heated towel rail, fitted work surface over with base cabinet, plumbing and space for a washing machine, space and vent for a tumble dryer, tiled splashbacks, half tiled to the WC and hand basin area, obscured UPVC double glazed window to the side, coved ceiling and feature flooring.

Landing

With central heating radiator, fitted smoke alarm, loft hatch, built in airing cupboard with central heating radiator, doors to all three bedrooms and shower room.

Bedroom One

14' x 11

With central heating radiator, UPVC double glazed window to the rear, freestanding wardrobes and further bedroom furniture which may be available by separate negotiation.

Bedroom Two

12'9 x 11

With central heating radiator, UPVC double glazed window to the front, coved ceiling, wardrobes, bedside cabinets and drawer unit that be available by separate negotiation.

Bedroom Three

8'2 x 11'

With central heating radiator, UPVC double glazed window to the rear and coved ceiling

Shower Room

8' x 8

Being fully tiled to the walls in modern grey ceramics and having been refitted with a white suite comprising: walk-in double shower cubicle with handheld and rain head showers, wash hand basin and low flush WC set in a vanity unit with working surfaces, cupboards and drawers, fitted cabinets, glass shelving and down lighting. Heated towel rail, obscured UPVC double glazed window to the front, inset ceiling spotlights and tiled effect vinyl floor covering.

Outside

To the front of the property is a block paved driveway providing motor vehicle parking for three vehicles and direct access to the garage, side access via a gated pathway leading to the rear garden. Flowerbed containing a variety of scrubs and maturing bushes.

The rear garden is a most attractive feature of the property and has a full width paved patio, lawn with well stocked borders, further patio and raised flowerbed beyond, delightful views over countryside, farm land and canal to the rear, fenced boundaries to the sides, low level boundaries to the rear, cold water tap, security light and green house.

Garage

With up and over entrance door, power and lighting, wall mounted boiler and side personal door.

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.

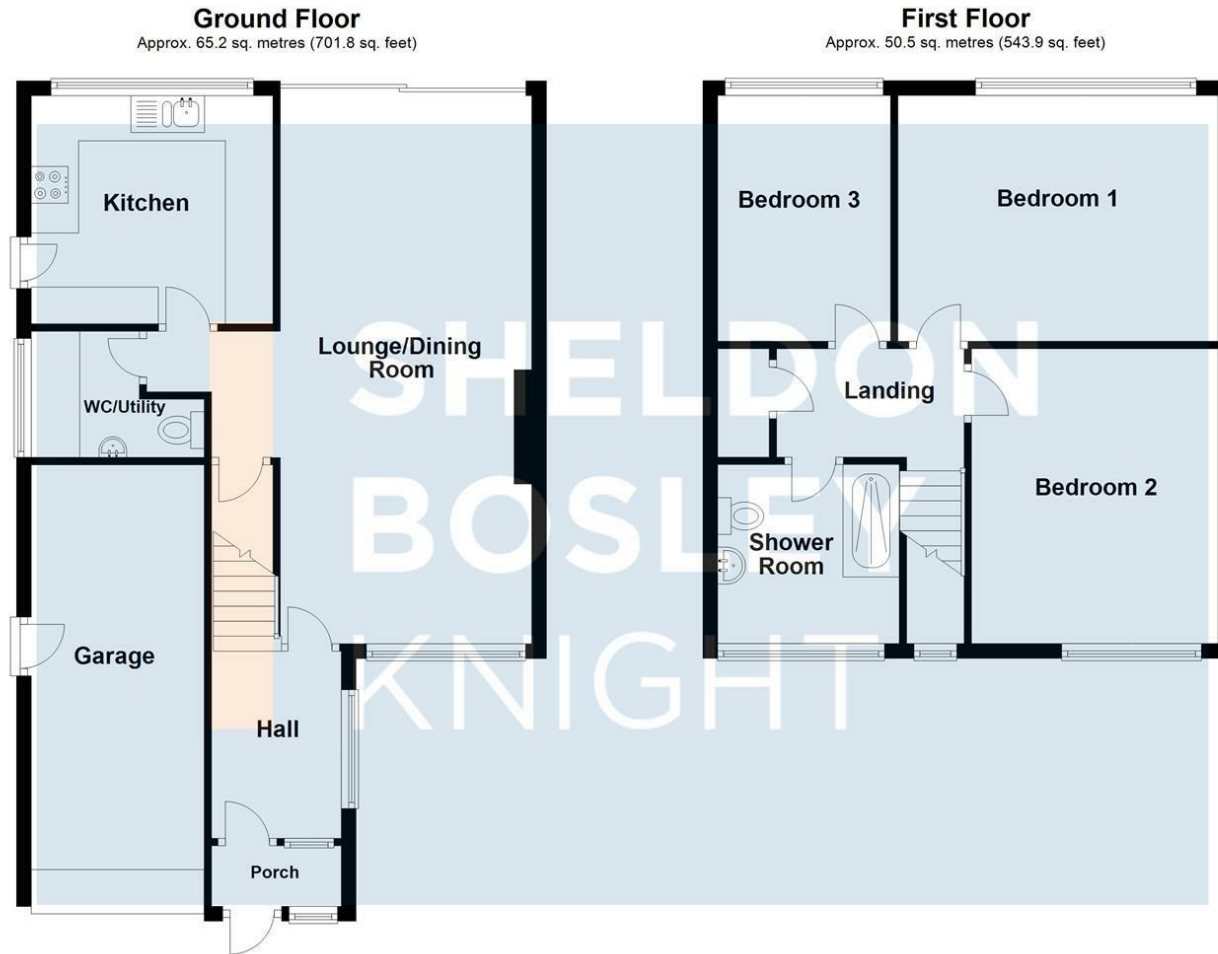
Sheldon Bosley Knight have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.







Floorplan



Total area: approx. 115.7 sq. metres (1245.7 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 - 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



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
LAND

NEW
HOMES

BLOCK
MANAGEMENT

RURAL



DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.