



Hadrian Way, Nuneaton, CV11 6GS

Property Description

*** NEARLY NEW DETACHED *** Here is a modern detached residence situated upon this new development known as Heritage Fields which was built by Redrow Homes in 2021 to the Leamington design offering nearly 1700 sq ft of accommodation.

The property sits towards the top end of Higham Lane just off the main Roman Avenue and ideally placed with nearby amenities, junior, middle and high schools, shops, pubs, supermarkets, bridlepaths, road links and offers deceptively spacious family accommodation which has been well maintained and untouched by the owners with an early viewing being essential.

Briefly comprising: through hall, guests cloakroom, lounge with bay window, full width open plan living / dining kitchen with shaker style kitchen with integrated appliances, utility room. Landing, three double bedrooms all with en-suites and master with walk in dressing room. Tandem length driveway, garage and gardens. EPC RATING B.





Key Features

- Modern detached residence
- Redrow Built 2021 / Leamington Design
- Spacious family accommodation
- Numerous upgrades & features
- Open plan kitchen diner & separate lounge
- Three double bedrooms with ensembles
- Tandem drive, gardens & garage
- EPC RATING B

£430,000

Through Hall

12'7 x 6'7

With obscured leaded sealed unit double glazed front entrance door, central heating radiator, stairs to the first floor, built in cloaks cupboard, doors off to the guests cloakroom, lounge, open plan dining kitchen and Amtico wooden flooring.

Guests Cloakroom

5'9 max x 6'5 max

Equipped with a white suite comprising low flush WC and a semi pedestal wash hand basin with mixer tap and tiled splash back. Central heating radiator, obscured upvc double glazed circular window to the front, Amtico wooden flooring, extractor fan and inset ceiling spotlights.

Lounge

11'9 x 10'3 into bay

With double central heating radiator and leaded upvc double glazed bay window to the front.

Dining / living kitchen

25'1 x 12'5

Having been comprehensively fitted with a range of shaker style unit to the two walls comprising: inset one a a half bowl stainless steel sink with swan neck mixer tap and fitted base unit, additional base units and drawers with matching working surfaces over and matching upstands, twin built in ovens with cupboard above and drawer below, built in four ring hob with stainless steel splash back and stainless steel / glass chimney style extractor hood, integrated tall fridge freezer, tall larder cabinet with drawers below and fitted wall cabinets with concealed lighting. Double central heating radiator, upvc double glazed double opening patio doors with matching side screens, Amtico wooden flooring, inset ceiling spotlights, understairs storage cupboard and door into the utility room.

Utility Room

5'10 x 5'10

With matching units to the kitchen and equipped with an inset single drainer stainless steel sink with mixer tap and fitted base unit, matching upstands, work surface, plumbing and space for a washing machine, space for a tumble dryer and fitted wall cabinet that conceals the boiler. Central heating radiator, upvc double glazed window to the side, central heating / hot water controller, wall mounted electric consumer unit, extractor fan, inset ceiling spotlights and Amtico wooden flooring.

Landing

With doors off to all three bedrooms and loft hatch.

Bedroom One

14'1 onto bay x 11'10

With central heating radiator, leaded upvc double glazed bay window to the front, doors into the ensuite and dressing room.

Dressing Room

5'0 x 8'4

With units to either side, hanging rails, fitted shelving and inset ceiling spotlights.

Ensuite

13'0 max x 8'9 max

Equipped with a white suite comprising a panelled bath with mixer tap and tiled splashbacks, walk in double shower cubicle with hand held and rain head showers, semi pedestal wash hand basin with mixer tap and mirrored splashback and a low flush WC. Chrome heated towel rail, leaded obscured upvc double glazed window to the front, inset ceiling spotlights, extractor fan, built in airing cupboard and Amtico wooden flooring.

Bedroom Two

11'6 max x 11'1 max

With central heating radiator, upvc double glazed window to the rear and door through into the ensuite shower room.

Ensuite

6'3 max x 7'9 max

Equipped with a white suite comprising: fully tiled double shower cubicle with built in shower fitment, semi pedestal wash hand basin with mixer tap and mirrored splashback and a low flush WC. Chrome heated towel rail, obscured upvc double glazed window to the rear, electric shaver point, inset ceiling spotlights, extractor fan and Amtico wooden flooring.

Bedroom Three

9'3 max x 12'3'2 max

With central heating radiator, upvc double glazed window to the rear and door through into the ensuite shower room.

Ensuite

6'4 max x 9'2 max

Equipped with a white suite comprising: fully tiled double shower cubicle with built in shower fitment, semi pedestal wash hand basin with mixer tap, mirrored splashback and a low flush WC. Chrome heated towel rail, obscured upvc double glazed window to the side, electric shaver point, inset ceiling spotlights, extractor fan and Amtico wooden flooring.

Outside

To the front of the property is a lawned foregarden, flowed bed , path to the front door and to the side of the property is double length driveway providing motor vehicle parking for two cars, direct access to the garage and gate into the rear garden. The garage has an up and over entrance door, power and lighting. The neatly laid out rear garden has a paved and loose stoned patio, lawn, floral border to the rear, cold water tap, motion activated security light and fenced boundaries.

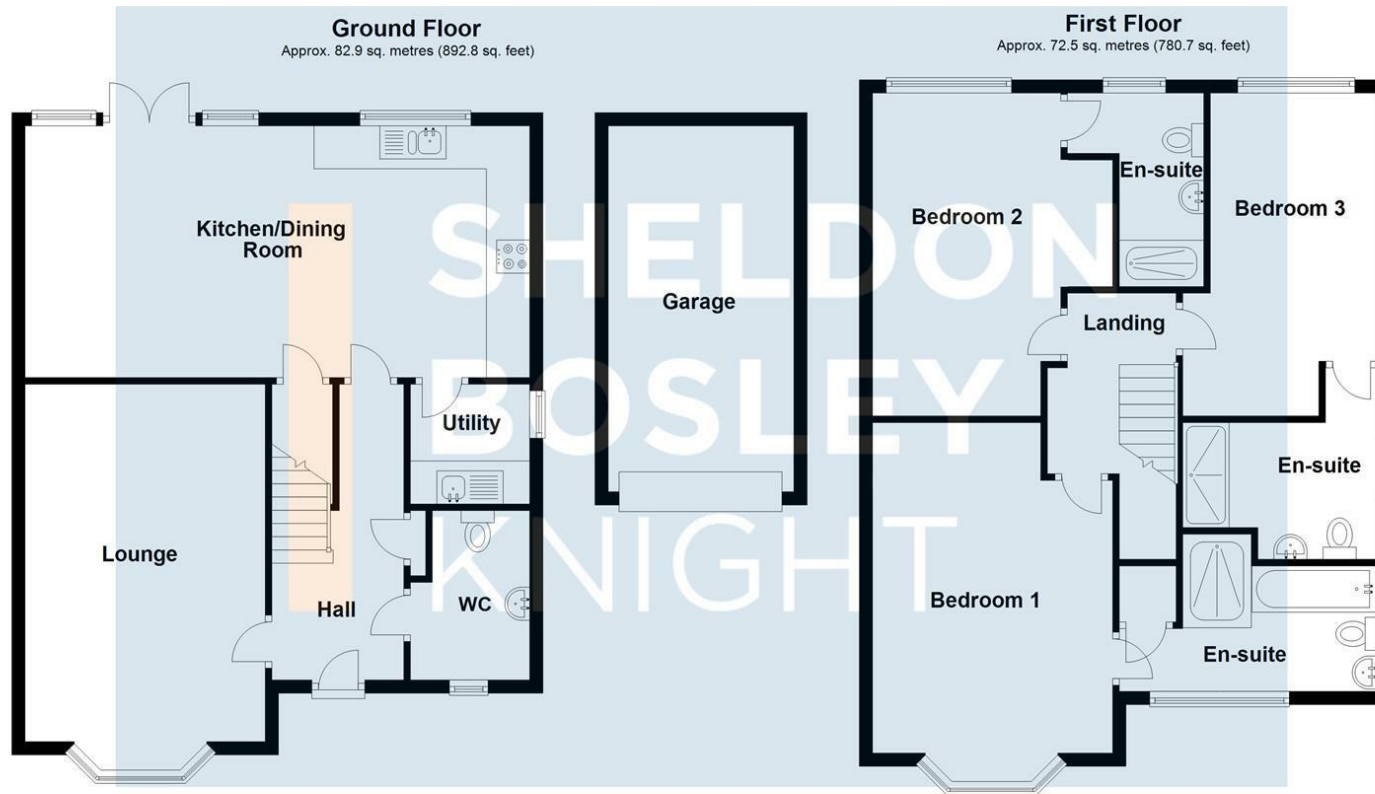
General Information







Floorplan



Total area: approx. 155.5 sq. metres (1673.5 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 - E

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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