



Chetwynd Drive, Nuneaton, CV11 4TF

Property Description

*** COUNTRYSIDE VIEWS AND NO CHAIN *** Here is a modern detached residence situated in the popular Whitestone area pleasantly situated on a good sized plot with view over farmland / countryside to the rear and offering good sized family accommodation with no onward chain.

The property is ideally placed with excellent local amenities, canalside walks, road links into Bulkington, Bedworth and further afield and whilst requiring some updating and improvement offers great potential as a family home with scope for extension and upgrading in this lovely spot.

Gas fired central heating, upvc double glazing, upvc fascias, soffits and guttering and briefly comprising: through hall, guests cloakroom, full width lounge / diner, breakfast kitchen, lean to / conservatory, landing, four good sized bedrooms and shower room. Driveway, garage and gardens. EPC RATING D.





Key Features

- Modern detached residence
- Sought after and enviable spot
- Countryside / farmland views to the rear
- Needs some updating / improvement
- Lounge / diner & breakfast kitchen
- Four bedrooms & shower room
- Drive garage & gardens
- EPC RATING D

£320,000

DRAFT DETAILS

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

THROUGH HALL

4'6 x 14'3

With obscured UPVC double glazed front entrance door and matching side screen, central heating radiator, laminate wooden flooring, stairs rising to the first floor accommodation, walk in under stairs storage cupboard with fitted shelving, doors through to the guest cloak room, breakfast kitchen and lounge / diner.

GUESTS CLOAKROOM

7'1 x 2'6

Being half tiled to the walls and fitted with a white suite comprising a low flush WC and wash hand basin. Central heating radiator, obscured, UPVC double glazed window to the side and tiled floor.

BREAKFAST KITCHEN

15'7 x 8'3

Being tiled and wooden clad to the walls and equipped with a comprehensive range of units to all four walls comprising: inset one and a half bowl stainless steel sink with mixer tap and fitted base unit, additional base units and drawers with working surfaces over, corner display shelving, space for a cooker, space for tall fridge freezer, plumbing and space for an automatic washing machine, plumbing and space for a dishwasher, display shelving and fitted wall cupboards. Central heating radiator, leaded UPVC double glazed bow window to the front, UPVC double glaze window to the side, obscured UPVC double glazed side exit door, laminate wooden flooring and twin fluorescent ceiling strip lights.

LOUNGE / DINER

12'2 x 21'8

With two central heating radiators, two UPVC double glazed windows to the rear, feature fireplace with wooden surround, marble effect inset and hearth, nearby gas point, dado rail, coved ceiling and a UPVC double-glazed door leading into the lean to / conservatory.

LEAN TO / CONSERVATORY

12'5 x 6'1

Being of UPVC construction with UPVC double glazed windows to the front side to the side and rear, UPVC double glazed rear exit door and polycarbonate roof.

LANDING

With central heating radiator, obscured UPVC double glazed window to the side, built in store cupboard with fitted shelving, doors off to all four bedrooms, shower room and loft hatch.

BEDROOM ONE

11'2 x 12'2

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

BEDROOM TWO

10'4 x 12'2

With central heating radiator, UPVC double glazed window to the rear and twin fluorescent ceiling strip lights.

BEDROOM THREE

10'3 x 9'5

With central heating radiator and two leaded UPVC double glazed windows to the front.

BEDROOM FOUR

11'2 x 7'5

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

SHOWER ROOM

8'2 x 7'11

Being fully tiled to all walls and refitted with a white suite comprising: walk-in double width shower cubicle with built in shower fitment, pedestal wash and basin with mixer tap and a low flush WC. Chrome heated towel rail and obscured UPVC double glazed window to the side and tiled effect vinyl floor covering.

OUTSIDE

To the front of the property is a lawned fore garden, flower bed and driveway providing motor vehicle parking for one car and direct access to the garage. ? Timber gates to either side of the property and path lead through to the rear garden. The garage has an up and over entrance door, power and lighting. The delightful rear garden has far reaching views over farmland and countryside to the rear and has a block paved patio, timber store shed, lawn, central circular patio, loose stone borders, fenced, walled and wrought iron boundaries. Twin motion activated security lights and to the side of the property is a cold water tap.

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

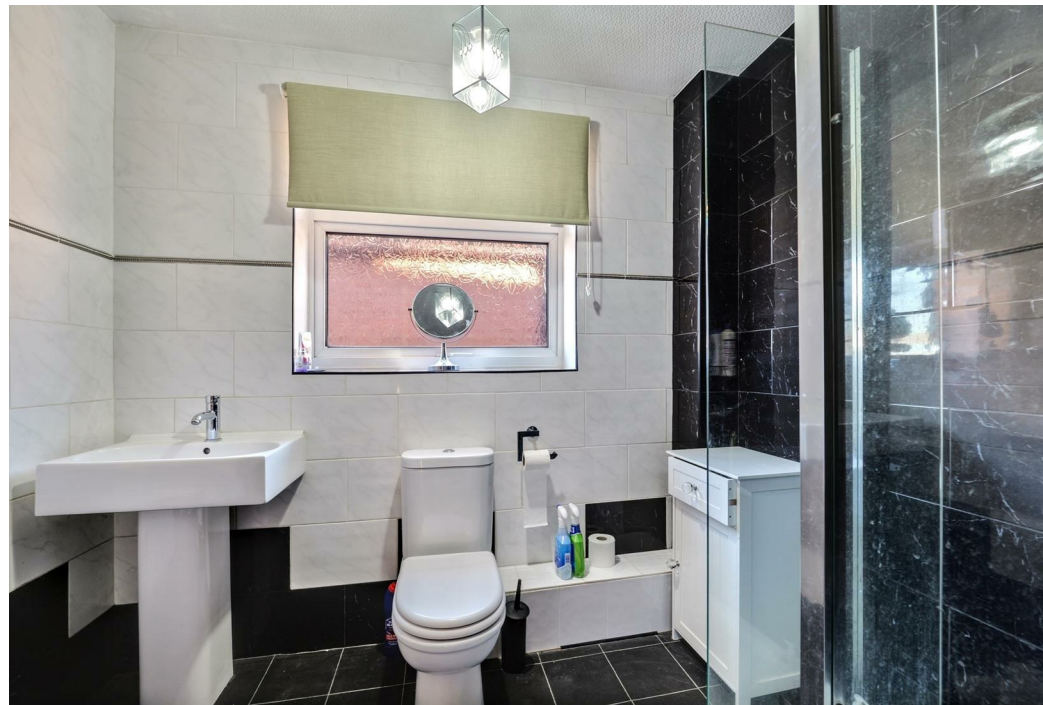
COUNCIL TAX BAND: D

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.

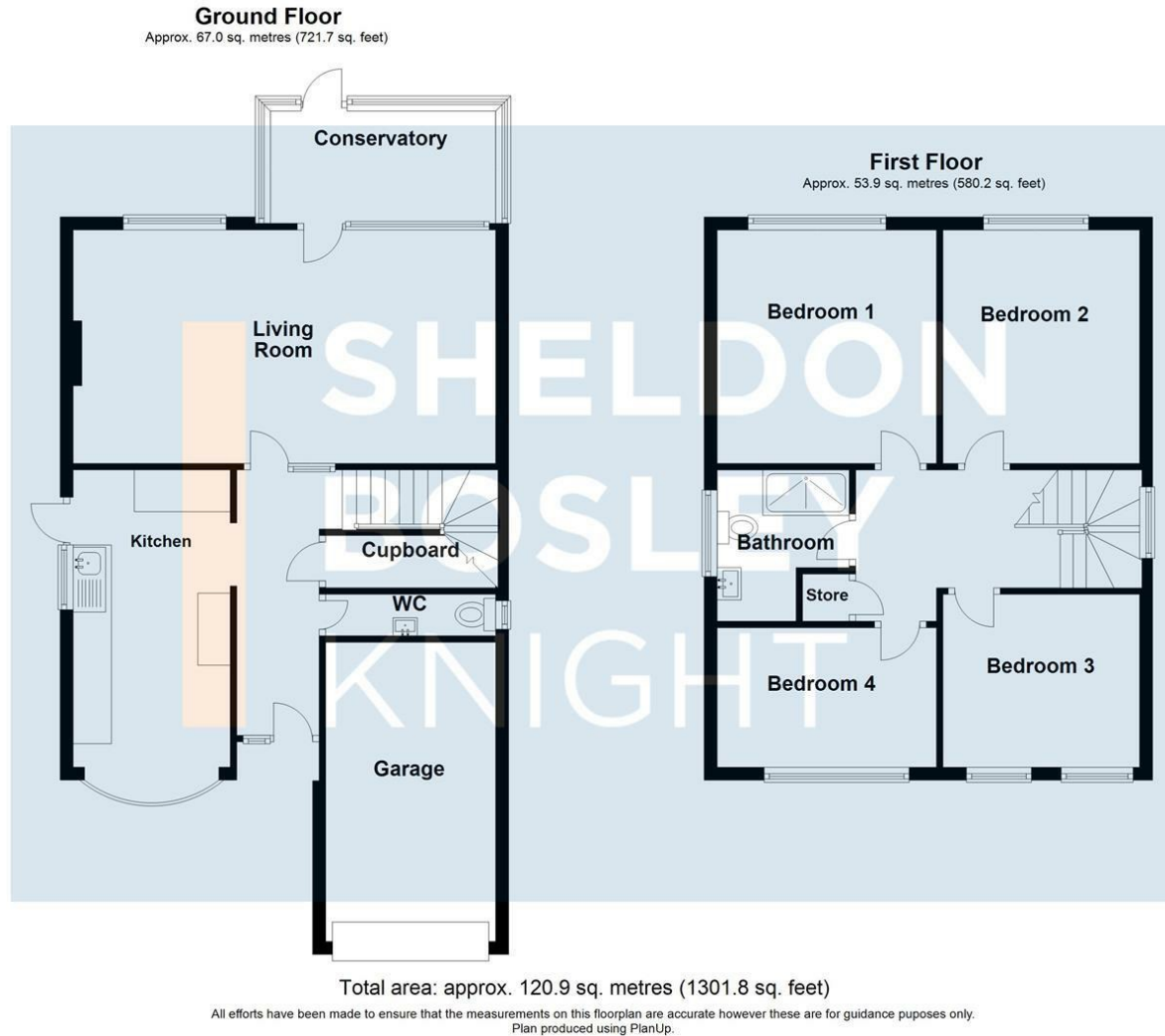
VIEWING: by prior appointment through the Sole Agents.







Floorplan



EPC Rating - D

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

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