



Eagle Close, Nuneaton, CV11 6TL

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** FLY ON OVER TO THIS ONE ***

Here is a rare and exciting opportunity to acquire this modern detached residence occupying a delightful cul de sac spot just off Gorse Farm Road on the highly sought after Thornhill area of Nuneaton.

The property offers comfortable and well planned family accommodation with gas fired central heating, upvc double glazing, security alarm and is ideally placed with good frontage, newly landscaped rear garden and an early viewing is essential.

Briefly comprising: Porch, lounge with feature fireplace, dining room, conservatory, inner hall, well equipped kitchen, large utility room and guests cloakroom. Landing, four well proportioned bedrooms, newly fitted ensuite and family bathroom. Driveway for three / vehicles, garage and landscaped rear garden. EPC RATING TBC.





Key Features

- Modern detached home
- Highly sought after cul de sac spot
- Well maintained and improved
- Gas central heating & Dbl glazing
- Four well proportioned bedrooms & bathroom
- Newly refitted ensuite shower room
- Driveway, landscaped rear garden & garage
- EPC RATING TBC

**Offers Over
£345,000**

PORCH

4'9 x 4'2

Being of UPVC construction with obscured UPVC double-glazed front entrance door, UPVC double glazed side screens and windows to either side, courtesy light and a wooden glazed door through into the lounge.

LOUNGE

15'5 x 14'0 plus recess

With double central heating radiator, UPVC double glazed bow window to the front, feature fireplace with wooden surround, marble inset and hearth incorporating a living flame gas fire, useful understairs storage cupboard, coved ceiling, door through to the inner hall and further double opening doors into the dining room.

DINING ROOM

8'11 x 11'5

With central heating radiator, UPVC double glazed double opening patio doors into the conservatory and coved ceiling.

CONSERVATORY

9'7 x 9'4

With brick built base, UPVC double glazed windows and UPVC double glazed roof, central heating radiator, laminate wooden flooring and double opening doors out to the landscape rear garden.

INNER HALL

With central heating radiator, dog leg staircase rising to the first floor accommodation, fitted smoke alarm and a further door through into the breakfast kitchen.

KITCHEN

14'8 x 8'1

Being partly tiled to the walls and fitted with a comprehensive range of units to three sides with with inset one and a half bowl stainless steel sink with mixer tap and fitted base unit, additional base units and drawers with contrasting working surfaces over, breakfast bar, space for a slot in cooker, plumbing and space for a dishwasher, space for a tall fridge freezer, glass display cabinet with drawers below and fitted wall cupboards with concealed lighting. Central heating radiator, tiled floor, UPVC double glaze window to the rear, opening through into the dining room and a further opening the other side of the kitchen into the utility room.

UTILITY ROOM

8'7 x 6'10

Being partly tiled to the walls and fitted with double working surfaces, inset circular stainless steel sink with mixer tap and fitted base unit, plumbing and space and automatic washing machine, plumbing and space for a tumble drier and fitted double wall cabinet. Central heating radiator, tiled floor, internal door through into the garage, obscured UPVC double glazed side exit door and a door through into the guests cloakroom.

GUESTS CLOAKROOM

2'6 x 6'11

Equipped with a white suite comprising a low flush WC and corner wash hand basin with mixer tap and tiled splashbacks. Central heating radiator, obscured UPVC double glazed window to the rear and tiled floor.

LANDING

With two loft hatches, built in airing cupboard with hot water tank with linen shelf above. Doors off to all four bedrooms and bathroom.

BEDROOM ONE

8'11 x 14'0

With central heating radiator, UPVC double glazed window to the front, coved ceiling, over stairs store cupboard and a door through into the ensuite shower room.

ENSUITE SHOWER ROOM

6'0 x 4'10

Having been recently refitted with a modern white suite and equipped with marble effect clad walls, corner shower cubicle with built in shower fitment with hand held and rain-head showers, corner wash hand basin with waterfall mixer tap, double cupboard below and a low flush WC. Heated towel rail, obscured UPVC double glazed window to the side, extractor fan and wood effect vinyl floor covering.

BEDROOM TWO

9'6 x 11'6

With central heating radiator, UPVC double glazed window to the rear and built in over stairs store cupboard.

BEDROOM THREE

8'10 max x 21'0 max

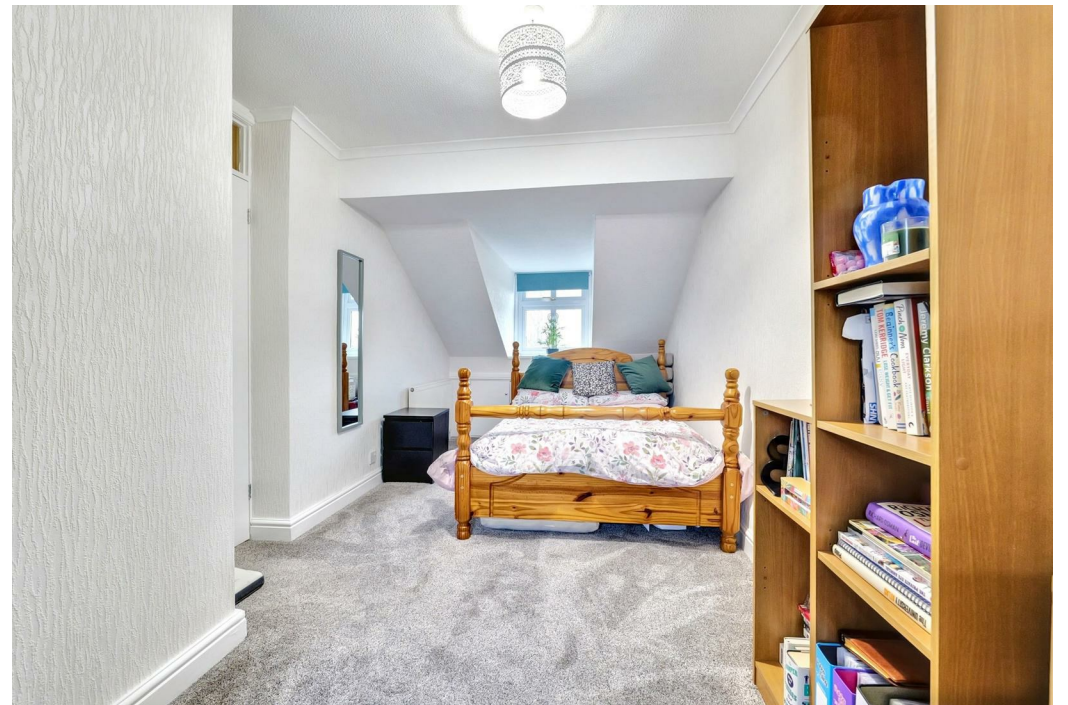
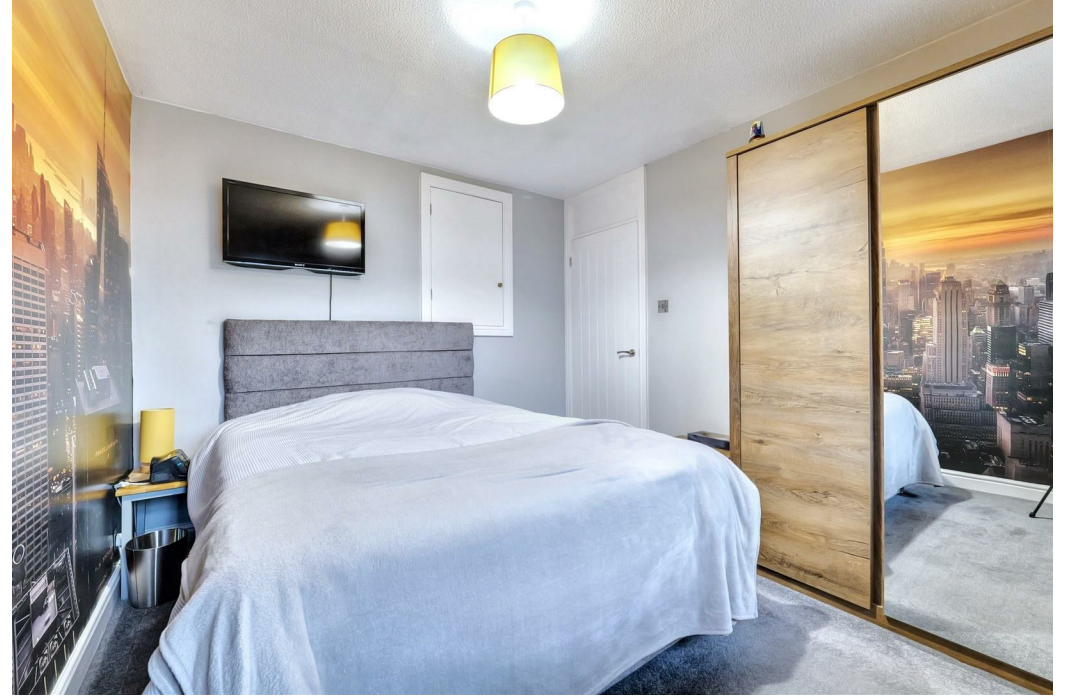
With two central heating radiators, UPVC double glazed windows to the front and rear, useful access to the roof eaves space and coved ceiling.

BEDROOM FOUR

11'2 x 6'4

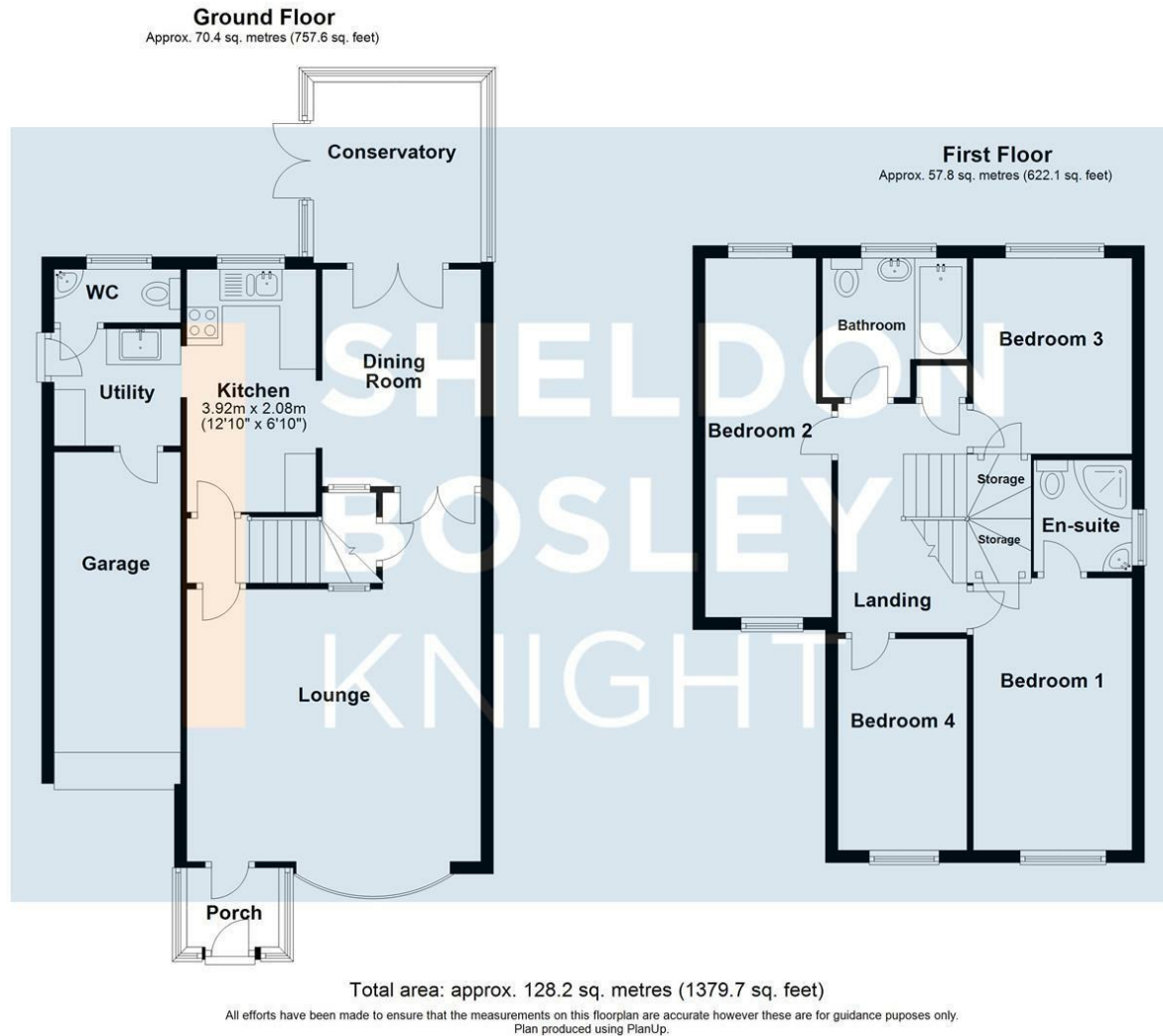
With central heating radiator, UPVC double glazed window to the front and laminate wooden flooring.







Floorplan



EPC Rating -

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
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MANAGEMENT

RURAL



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