



**Top Knot Close, Nuneaton, CV11 6DA**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

\*\*\* TOP DRAW IN TOP KNOT ! \*\*\* Here is a modern detached home offering plenty of accommodation split over three storey on this popular development which was built by Barratt Homes in 2019 just off Eastboro Way on The Long Shoot development close to Horeston Grange.

The property is ideally placed with local amenities, countryside walks, road links, schools, shops etc and offers much improved accommodation of good proportions throughout with gas fired central heating, upvc double glazing, tandem length driveway, double bedrooms, fitted wardrobes and an early viewing is recommended.

Briefly comprising: hall, guests cloakroom, lounge and dining kitchen with integrated appliances, first floor landing, two double bedrooms, ensuite shower room and family bathroom, second floor landing, two further bedrooms and Jack & Jill ensuite shower room. Driveway for two / three vehicles, garage and neatly laid out rear garden. EPC RATING B.







## Key Features

- Double fronted detached family home
- Corner plot on popular development
- Three storey Barratt Homes built in 2019
- Much improved and well maintained
- Lounge & dining kitchen
- Four bedrooms & two en-suites
- Tandem driveway, garage & gardens
- EPC RATING B

**£355,000**

#### DRAFT PARTICULARS

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

#### GROUND FLOOR HALL

With sealed unit double glazed entrance door, double central heating radiator, stairs rising to the first floor accommodation, useful under stairs storage cupboard, built in double door cloaks cupboard, wood effect vinyl floor covering and doors through to the lounge, dining kitchen and guests cloakroom.

#### GUESTS CLOAKROOM

6'2 x 2'11

Equipped with a white suite comprising: low flush WC and corner pedestal wash hand basin with mixer tap and tiled splashbacks. Central heating radiator, extractor fan and wood effect vinyl floor covering.

#### LOUNGE

10'2 x 16'2

With two central heating radiators, two UPVC double glazed windows to the front and UPVC double glazed window to the side.

#### DINING KITCHEN

10'4 x 16'2

Being equipped with a comprehensive range of high gloss units with stainless steel handles to three sides comprising: 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, matching up stands, built in oven with cupboards above and below, built in four ring hob, glass splashback, stainless steel chimney style extractor hood, integrated tall fridge freezer, integrated dishwasher, integrated washing machine, and fitted wall cabinets with concealed lighting. UPVC double glazed double opening patio doors with matching side screens out to the block paved patio and rear garden beyond. Two UPVC double glazed windows to the front, UPVC double glazed window to the rear, wood effect vinyl floor covering and concealed within one of the wall cabinets is the boiler which supplies the domestic central heating and hot water systems.

#### FIRST FLOOR LANDING

With central heating radiator, built in double door airing cupboard with hot water tank, linen shelf above, stairs rising to the second floor accommodation and doors off to two bedrooms and bathroom.

#### BEDROOM THREE

10'2 x 11'0

With central heating radiator, two UPVC double glazed windows to the front, UPVC double glazed window to this side, built in triple door full height wardrobe, matching dressing table and door through to the ensuite shower room.

#### ENSUITE SHOWER ROOM

7'3 x 4'10

Equipped with a white suite comprising a double width fully tiled shower cubicle with built in shower fitment, pedestal wash hand basin with mixer tap, splashbacks and a low flush WC. Central heating radiator, obscured UPVC double glazed window to the side, wood effect vinyl floor covering and extractor fan.

#### BEDROOM FOUR

9'8 x 10'4

With central heating radiator, two UPVC double glazed windows to the front, UPVC double glazed window to the side.

#### BATHROOM

6'2 x 6'7

Equipped with a white suite comprising: panelled bath with mixer tap and tiled splashbacks, pedestal wash hand basin with mixer tap and tiled splashbacks and a low flush WC. Central heating radiator, obscured UPVC double glaze window to the side, wood effect vinyl floor covering and extractor fan.

#### SECOND FLOOR LANDING

With UPVC double glazed window to the side, central heating radiator and doors off to two further bedrooms and the shared shower room with bedroom one.

#### BEDROOM ONE

11'5 x 13'2

With double central heating radiator, UPVC double glazed window to the side, double glazed roof window and two built in double door wardrobes, four drawer chest and a door through into the Jack and Jill ensuite.

#### JACK AND JILL BATHROOM / ENSUITE

Equipped with a white suite comprising: double width shower cubicle, fully tiled shower cubicle with built in shower fitment, pedestal wash hand basin with mixer tap, tiled splashbacks and low flush WC. Central heating radiator, extractor fan and wood effect vinyl floor covering.

#### BEDROOM TWO

10'4 x 13'2

With central heating radiator, double glazed roof window to the front, UPVC double glazed window to the side and fitted furniture comprising a double door wardrobe, four drawer chest, desk unit and loft hatch

#### OUTSIDE

To the front and side of the property is a loose stone garden with fenced boundaries and to rear of the property is a double length tarmacadam driveway providing motor vehicle parking for two cars and direct access to the garage. ?The garage has an up and over entrance door, power and lighting and by virtue of the pitched roof is useful storage space. The rear garden has a block paved patio, lawn, raised wooden decked patio, timber shed, cold water tap, motion activated security light and walled boundaries.

#### GENERAL INFORMATION





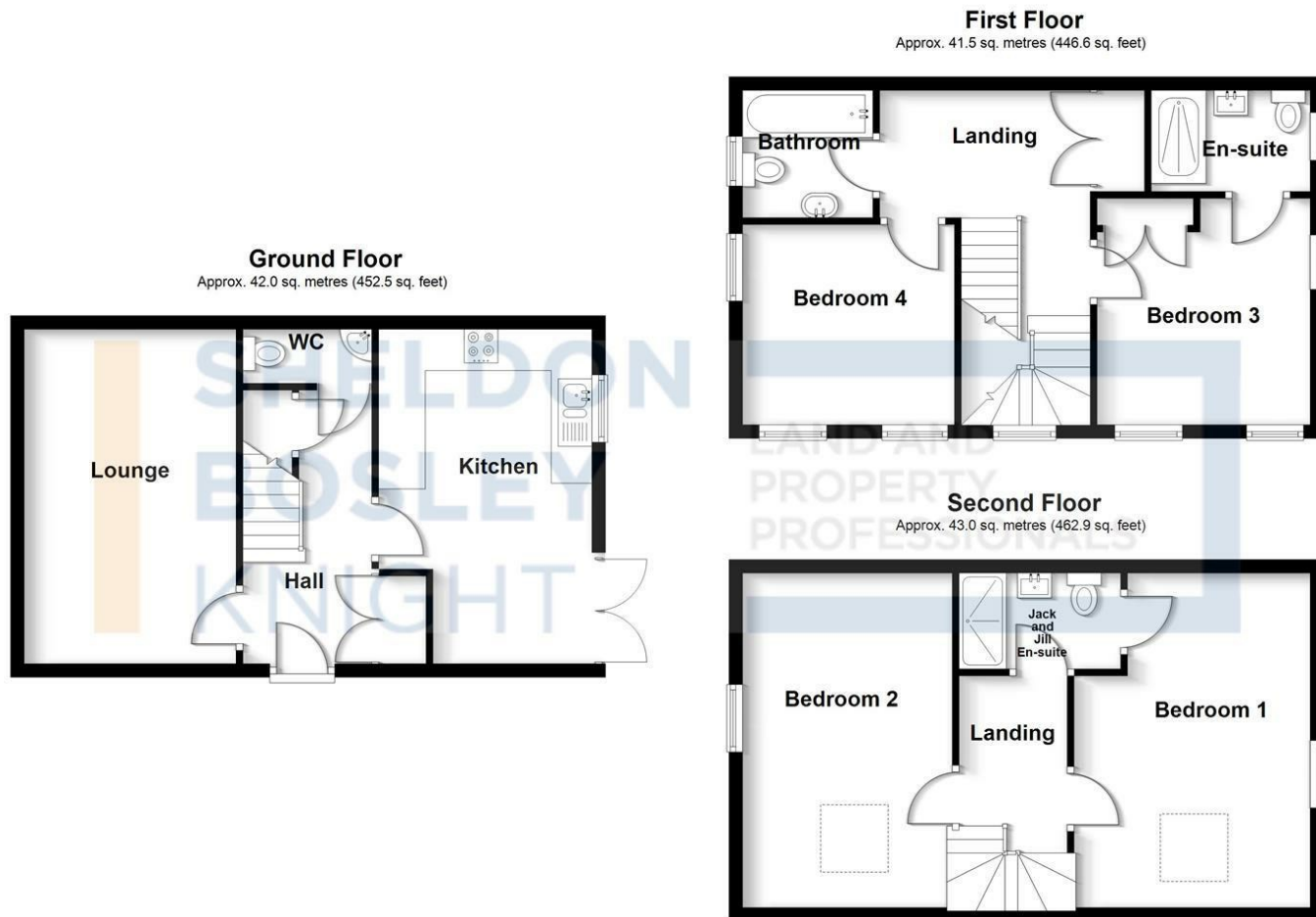








# Floorplan



Total area: approx. 126.5 sq. metres (1362.0 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, 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](http://sheldonbosleyknight.co.uk)



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