



Dickens Close, Nuneaton, CV10 9SQ

SHELDON
BOSLEY
KNIGHT

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** WORTH A VIEW THIS ONE ! ***

Here is a modern detached residence situated upon the popular Galley Common area close open countryside offering well planned and spacious family accommodation worthy of an early viewing.

The property occupies a good sized plot within a small cul de sac with decent frontage providing motor vehicle parking for three cars, landscaped rear garden and has been much improved to include gas fired central heating, upvc double glazing, triple folding doors out to the rear garden, refitted kitchen, utility, bathroom and ensuite and there's also a great array of childrens play areas, walks / bridlepaths and other amenities nearby.

Briefly comprising: entrance hall, lounge with box bay window, separate dining room with triple folding doors, well appointed kitchen, utility / rear lobby and guests cloakroom. Landing, four bedrooms, refitted ensuite and updated family bathroom. Block paved driveway, garage with electric garage door and landscaped rear garden. EPC RATING D.





Key Features

- Modern detached family home
- Improved and well presented
- Small cul de sac off Chaucer Drive
- Gas central heating & Dbl glazing
- Lounge, diner, kitchen & utility
- Four bedrooms, refitted ensuite and bathroom
- Block paved drive, garage & landscaped rear garden
- EPC RATING D

£325,000

DRAFT PARTICULARS

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

ENTRANCE HALL

4'7 x 6'7

With leaded obscured UPVC double glazed front entrance door, central heating radiator, stairs rising to the first floor accommodation, inset ceiling spotlights, laminate wooden flooring and a door through into the lounge.

LOUNGE

16'9 into bay x 13'7

With two central heating radiators, UPVC double glazed boxed bay window to the front, laminate wooden flooring, inset living fame gas fire with pebbles, double opening glazed doors through into the dining room.

DINING ROOM

8'11 x 10'3

With vertical central heating radiator, laminate wooden flooring, door through into the kitchen and UPVC double glazed triple folding doors out to the paved patio and rear garden beyond.

KITCHEN

10'3 x 9'6 minimum

Being fully tiled to the walls and equipped with a comprehensive range of high gloss white units 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, tall larder cabinet, space for a slot in cooker with integrated extractor hood above, integrated dishwasher, housing for twin, tall fridge and freezer with larder cabinet to the side and cupboards above, glass display cabinet and fitted wall cupboards with concealed lighting. Vertical central heating radiator, tiled floor, useful downstairs store cupboard, UPVC double glazed window to the rear and an opening through into the utility / lobby.

UTILITY / LOBBY

5'9 x 6'0

Being fully tiled and fitted with matching units to the kitchen with an inset single circular stainless steal sink with mixer tap and fitted base unit. Plumbing and space for an automatic washing machine, space for a tumble dryer, wall mounted boiler which supplies the domestic central heating and hot water systems, central heating / hot water controller, tiled floor, vertical central heating radiator, UPVC double glazed window to the rear., UPVC side exit door and a bifold door through into the guests cloak room.

GUESTS CLOAKROOM

3'6 x 4'3

Being fully tiled to the walls and equipped with a white suite comprising a corner wash hand basin and a low flush WC. Central heating radiator, obscured, UPVC double glazed window to the side, inset ceiling spotlight and tiled floor.

LANDING

With built in airing cupboard, hot water tank, linen shelf, laminate wooden flooring. loft hatch, inset ceiling spotlights and doors off to all four bedrooms and bathroom.

BEDROOM ONE

12'10 x 11'1 plus wardrobe depth

With central heating radiator, UPVC double glazed window to the front, built in double sliding door wardrobe, inset ceiling spotlights, and folding door through into the ensuite shower room.

ENSUITE SHOWER ROOM

4'7 x 6'6

Having been newly fitted fitted with a white suite comprising: double width shower cubicle with built in shower fitment, wash hand basin with mixer tap and low flush WC set in a vanity unit. Vertical heated tower rail, obscured UPVC double glazed window to the side, tiled floor, fully tiled walls, ceiling spotlight and extractor fan.

BEDROOM TWO

10'9 x 8'2

With central heating radiator. UPVC double glazed window to the front and built-in triple wardrobe.

BEDROOM THREE

8'2 max x 7'4 plus wardrobe depth

With central heating radiator, UPVC double glazed window to the rear, built in full height, sliding double door wardrobe and laminate wooden flooring.

BEDROOM FOUR

8'1 x 8'2

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

BATHROOM

6'1 x 6'8

Being fully tiled to the walls and refitted with a modern white suite comprising: panelled bath with folding shower screen and Triton electric shower fitment and mixer tap, wash hand basin with mixer tap and a low flush WC. Vertical central heating radiator, obscured UPVC double glazed window to the rear, inset spotlights and tiled floor.



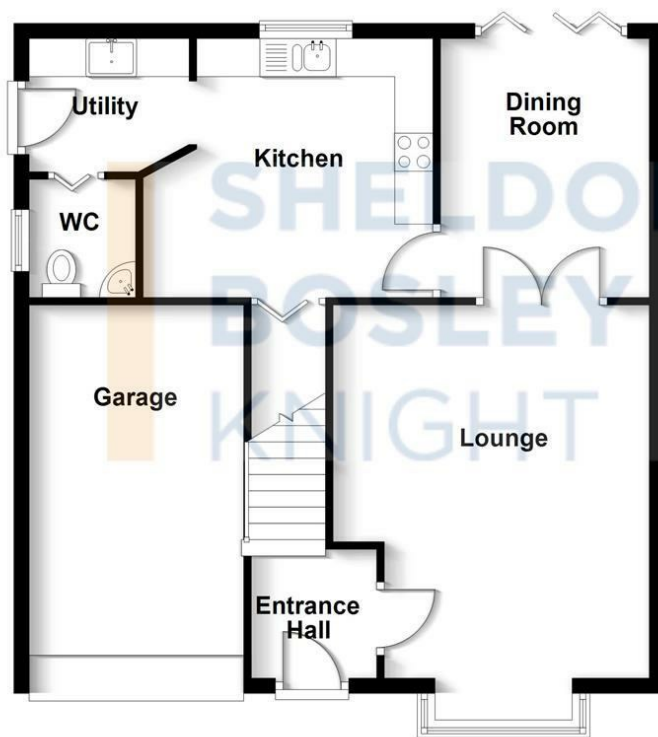




Floorplan

Ground Floor

Approx. 68.9 sq. metres (741.3 sq. feet)



First Floor

Approx. 56.8 sq. metres (611.4 sq. feet)



Total area: approx. 125.7 sq. metres (1352.7 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 - 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

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BLOCK
MANAGEMENT

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