



SHELDON
BOSLEY
KNIGHT
FOR SALE

Bramdene Avenue, Nuneaton, CV10 0DH

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** SOMETHING OUT THE ORDINARY !

*** Here is a modern detached residence occupying a considerable plot with gardens to four sides, ample off road parking, double garage and offering plenty of accommodation worthy of an early viewing.

The property which benefits from gas fired central heating, upvc double glazing, double garage is ideally placed tucked off the main Bramdene Avenue upon the highly sought after Weddington location close to local amenities, road links to the main roads and is offered for sale with plenty of potential to extended (subject to permission) and no upward chain.

Briefly comprising: generous hall, refitted guests cloakroom, lounge with picture window overlooking the glorious rear garden, separate dining room, newly fitted kitchen with full suite of integrated appliances and island unit, landing, three double bedrooms, fourth bedroom with ensuite shower room, family bathroom and additional shower room. Driveway for several vehicles, double garage and established delightful garages to all four sides. EPC RATING TBC.





Key Features

- Modern detached residence
- Considerable & established plot
- Well planned family accommodation
- Gas heating & Dbl glazing
- Four bedrooms, ensuite, bathroom & shower room
- Ample parking, dbl garage & large gardens
- Potential to extend / redesign - subject to consent
- EPC RATING TBC

£500,000

HALL

14'10 x 13'4 max

With obscured UPVC double glazed front entrance door, side screens, stairs to the first floor accommodation, central heating radiator, understairs storage cupboard, wooden panelled ceiling, fitted smoke alarm and doors to the guest cloak room, breakfast kitchen and glazed door through to the lounge.

GUESTS CLOAKROOM

4'0 x 6'0

Being half tiled to two walls and refitted with a white suite comprising: low flush WC and a wash hand basin with mixer tap. Obscured UPVC double glazed window to the side and tiled floor.

LOUNGE

14'0 x 18'0

With brick built fireplace which extends to both sides with wooden mantelpiece over incorporating a living flame gas fire set on a raised marble hearth. ? Double central heating radiator, UPVC double glazed picture window with delightful views over the rear garden, coved ceiling and door through into the dining room.

DINING ROOM

10'10 x 10'10

With two central heating radiators, UPVC double glazed sliding patio door out to the paved patio, rear garden beyond. Two wall light points, coved ceiling and a door through into the breakfast kitchen.

BREAKFAST KITCHEN

15'4 max x 14'4 max

Having been superbly refitted with a comprehensive range of high gloss white units comprising: inset one and a half bowl sink with mixer tap with integrated drainer and fitted base cupboard. Additional base units and drawers with contrasting quartz working surfaces over, large island unit / table incorporating a four ring hob with curved cabinets and drawers. Housing for a tall fridge / freezer with cupboard above, larder cabinet to the side, built in wine / bottle rack, double oven, microwave, coffee machine with cupboards above and below and fitted wall cabinets with pull down shelving. Integrated washing machine, tumble dryer and dishwasher. ?Central heating radiator, UPVC double glazed windows to the front and side, built in pantry cupboard with fitted shelving and housing the boiler, further walk in store cupboard with fitted shelving. UPVC double glazed side exit door, tiled flooring, inset ceiling spotlights and extractor fan.

LANDING

With central heating radiator, UPVC double glazed window to the front, doors off to bathroom, shower room, four bedrooms and a built in store cupboard with fitted shelving.

BEDROOM ONE

14'1 x 13'0

With central heating radiator, UPVC double glazed window to the rear and a built in four door wardrobe.

BEDROOM TWO

12'7 x 14'5

With central heating radiator, UPVC double glazed window to the front and coved ceiling.

BEDROOM THREE

15'7 x 14'1 max

With central heating radiator, UPVC double glazed window to the rear range and fitted bedroom furniture.

BEDROOM FOUR

10'9 x 8'2

With central heating radiator, UPVC double glazed windows to the front and side, built in double door wardrobe and a door through to the ensuite shower room.

ENSUITE

7'7 x 8'1

Being equipped with a white suite comprising a corner, fully tiled shower cubicle with hand held shower fitment and a wash hand basin set in a vanity unit with tiled splashbacks, cupboards and drawers below. Built in double door store cupboard, central heating radiator, UPVC double glazed window to the rear, extractor fan and loft hatch.

BATHROOM

9'0max x 8'3 max

Being fully tiled to the walls and fitted with a white suite comprising: panelled bath with mixer tap, pedestal wash hand basin with mixer tap, low flush WC and a bidet. Central heating radiator, chrome heated towel rail, obscured UPVC double glazed window to the front, extractor fan, electric shaver point and artexed ceiling.

SHOWER ROOM

5'6 max x 5'0 max

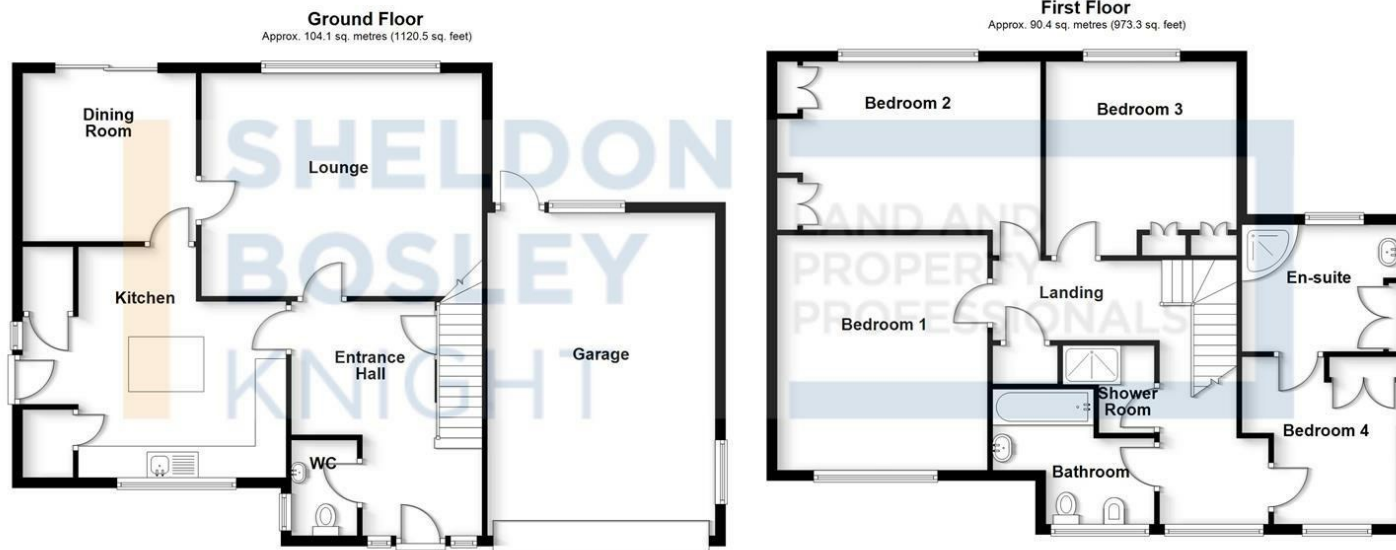
Having been refitted with a white suite comprising a walk in shower area with built-in shower fitment and fold down seat. Chrome heated tower rail, tiled floor and artexed ceiling.







Floorplan



Total area: approx. 194.5 sq. metres (2093.8 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 -

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

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.