



Grazier Way, Nuneaton, CV10 0GH

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** HERD YOURSELF UP FOR THIS ONE !
*** Here is a most exciting opportunity to acquire this executive modern detached residence which was built by Davidsons Homes Dec 2018 to an excellent specification and has been further improved by the current owners.

The property sits on a generous plot at the end of a private driveway, adjacent to open countryside walks set behind double opening secure gates with plenty of parking, double garage, landscaped rear garden and offers spacious family accommodation set over three floors that has to be viewed to be fully appreciated.

Gas fired central heating, upvc double glazing, security alarm and briefly comprising: through hall, guests cloakroom, study / office, lounge with panelled walls, open plan 30ft living / kitchen with integrated appliances and island unit, utility room, first floor landing, master bedrooms with dressing area and ensuite shower room, two further double bedrooms with fitted wardrobes and family bathroom, second floor landing, shower room and two further double bedrooms. Parking for 7/8 cars, double garage, double secure gates, loose stoned and laurel hedged foregarden and landscaped rear garden. EPC RATING B.





Key Features

- Executive style modern detached residence
- Delightful, tucked away location
- Superbly presented & high spec throughout
- Lounge, study, open plan living kitchen & utility
- Five bedrooms, dressing area & ensuite
- Parking for 7/8 vehicles, electric gates & double garage
- Landscaped rear garden, pergola and summerhouse
- EPC RATING B

£599,950

DRAFT PARTICULARS

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

THROUGH HALL

GUESTS CLOAKROOM

3'7 x 5'3

STUDY

6'0 x 10'3

LOUNGE

11'0 x 17'5

OPEN PLAN LIVING / KITCHEN

20'3 max x 30'7 max

UTILITY ROOM

5'4 x 6'5

FIRST FLOOR LANDING

BEDROOM ONE

11'8 x 17'6

DRESSING AREA

9'5 x 4'0 plus wardrobe depth

ENSUITE SHOWER ROOM

5'5 x 9'1

BEDROOM TWO

10'10 plus wardrobe depth x 13'0

BEDROOM THREE

10'11 x 11'8 plus wardrobe depth

BATHROOM

8'1 max x 9'1 max

SECOND FLOOR LANDING

BEDROOM FOUR

14'7 plus wardrobe depth x 13'4 max

BEDROOM FIVE

11'3 x 13'7 plus wardrobe depth

SHOWER ROOM

7'3 x 6'1

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: F

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.

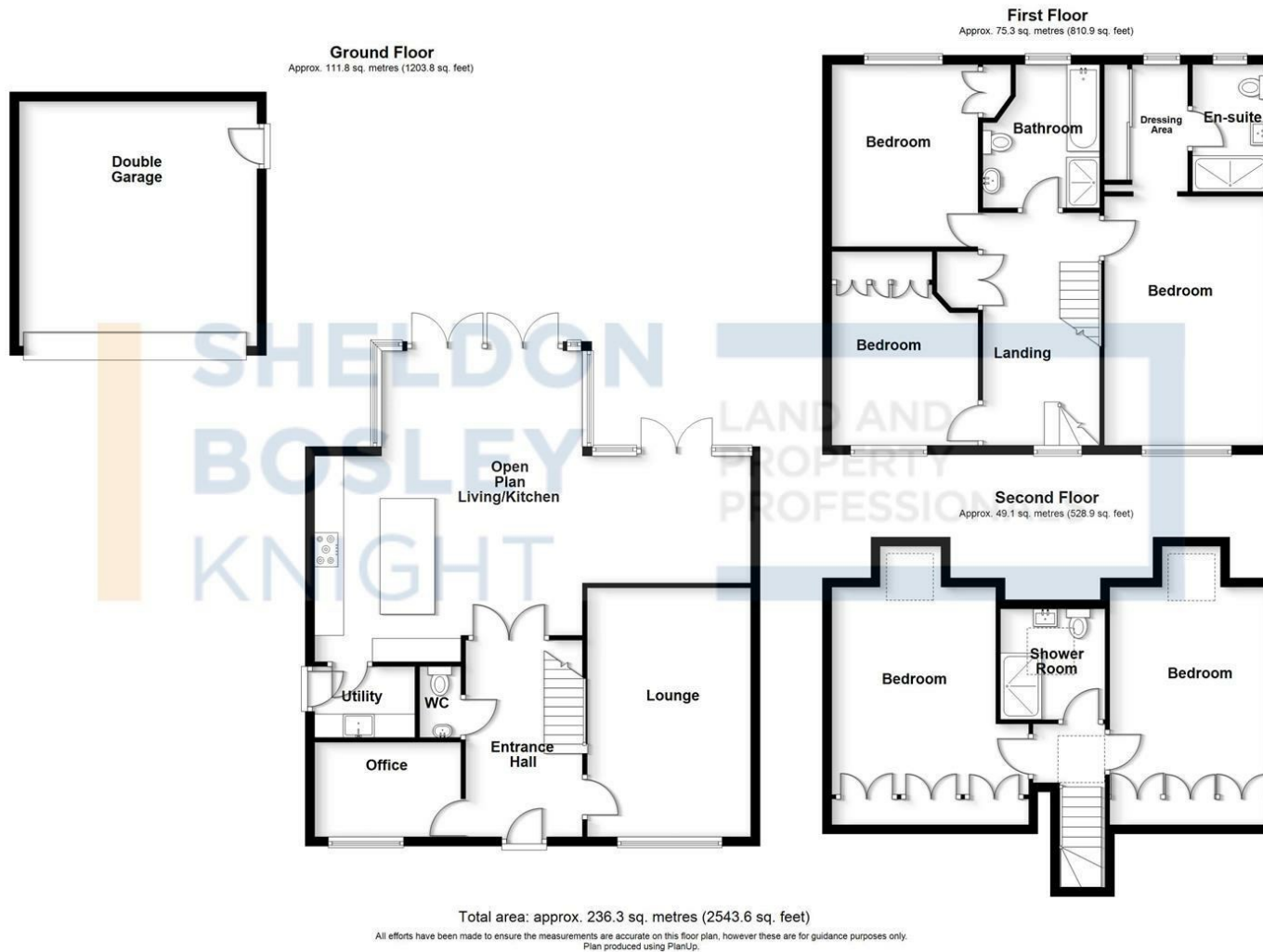
VIEWING: by prior appointment through the Sole Agents.







Floorplan



EPC Rating - B

Tenure - Freehold

Council Tax Band - F

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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