



Crackenthorpe Way, Nuneaton, CV10 9TS

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** NEWLY BUILT, HIGH SPEC AND TUCKED AWAY *** Here is a most attractive, Taylor Wimpey built modern detached residence known as 'The Whitford' design upon this semi rural location within Galley Common close to open countryside.

The property is presented in excellent order throughout and has many upgrades included to make this a fine and spacious family home worthy of an early viewing with gas fired central heating, upvc double glazing, upvc fascias, soffits and guttering and is ideally placed with countryside walks, excellent road links and amenities.

Briefly comprising: through hall, guests cloakroom / utility, lounge, full length well equipped dining kitchen with integrated appliances and quartz work surfaces, study, landing, four good sized bedrooms, ensuite shower room and main bathroom. Double length driveway, detached garage and westerly facing rear garden. EPC RATING B.





Key Features

- Superb modern detached residence
- Show Home order throughout
- Taylor Wimpey built 2021 / Whitford design
- Excellent tucked away location
- Lounge, dining kitchen & study
- Four double bedrooms & ensuite shower room
- Double drive, garage & westerly facing rear garden
- EPC RATING B

£375,000

Hallway

With obscured sealed double glazed front entrance door, central heating radiator, high gloss tiled floor, inset ceiling spotlights, useful understairs recess, stairs to the first floor accommodation, built in storage cupboard, further built in understairs storage cupboard, doors to cloakroom and study and further glazed doors to dining kitchen and lounge.

Lounge

15' x 10'8

With central heating radiator, UPVC double glazed double opening patio doors ad matching side screens out to the rear garden and fitted smoke alarm.

Dining Kitchen

10'4 max x 22'4

Being comprehensively fitted with a range of quality high gloss wall and base units with stainless steel handles to two sides and comprising: an inset one and a half bowl stainless steel sink with swan-neck mixer tap, integrated drainer and fitted base unit, further base units and drawers with high gloss quartz working surfaces over with matching upstands, built in five ring hob, splashback to the hob, stainless steel and glass chimney style extractor hood above, built in double oven with cupboards above and below, integrated tall fridge/freezer, tall pull out racking unit, display shelving, breakfast bar, integrated dishwasher and fitted wall cabinets. Central heating radiator, UPVC window to the front, UPVC double glazed double opening patio doors to the garden, inset ceiling spotlights and high gloss tiled flooring.

Study

7'1 x 7'0

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

WC/Utility Room

5'3 x 5'10

Fitted with a white suite comprising a low level WC and wash hand basin set in a vanity unit with cupboard below and working surfaces to either side. Integrated washer/dryer, central heating radiator, obscured UPVC double glazed window to the rear, inset ceiling spotlights, extractor fan and high gloss tiled floor.

Landing

With central heating radiator, fitted smoke alarm, airing cupboard with hot water tank, loft hatch and doors to all bedrooms and bathroom.

Bedroom One

11'3 plus recess x 10'11

With central heating radiator, UPVC double glazed window to the front and door into the ensuite shower room.

En-suite

6'5 x 4'9

Having been fitted with a modern white suite comprising a fully tiled corner shower cubicle with built in shower fitment, pedestal wash hand basin and ow level WC. Chrome heated towel rail, obscured UPVC double glazed window to the front, tiled effect flooring, inset ceiling spotlights and an extractor fan.

Bedroom Two

9'7 x 11'2 max

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

Bedroom Three

9'6 max x 11' max

With central heating radiator and UPVC double glazed window to the rear.

Bedroom Four

9'0 max x 10'4 max

With central heating radiator and UPVC double glazed window to the rear.

Bathroom

6'10 x 5'6

Being fully tiled around the bath and half tiled to another wall and equipped with a modern white suite comprising: panelled bath with built in shower fitment, shower screen, pedestal wash hand basin with mixer tap and a low level WC. Chrome heated towel rail, obscured UPVC double glazed window to the rear and tiled effect vinyl floor covering.

Outside

The property sits towards the bottom of a small private drive with mature trees and disused railway line to the front. There is a mature fore garden with flowers, bushes and shrubs, path leading to the front door, lawn and to the side of the property is a tarmac double length driveway providing vehicle parking for two / three vehicles and direct access to the garage. Timber gate leading to the rear garden.

The garage has an up and over entrance door, light, power and useful storage space in the pitched roof.

The rear garden points westerly and is a attractive feature of the property with extensive paved patios, lawn, borders to the rear, cold water tap, security light and walled / fenced boundaries.

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.

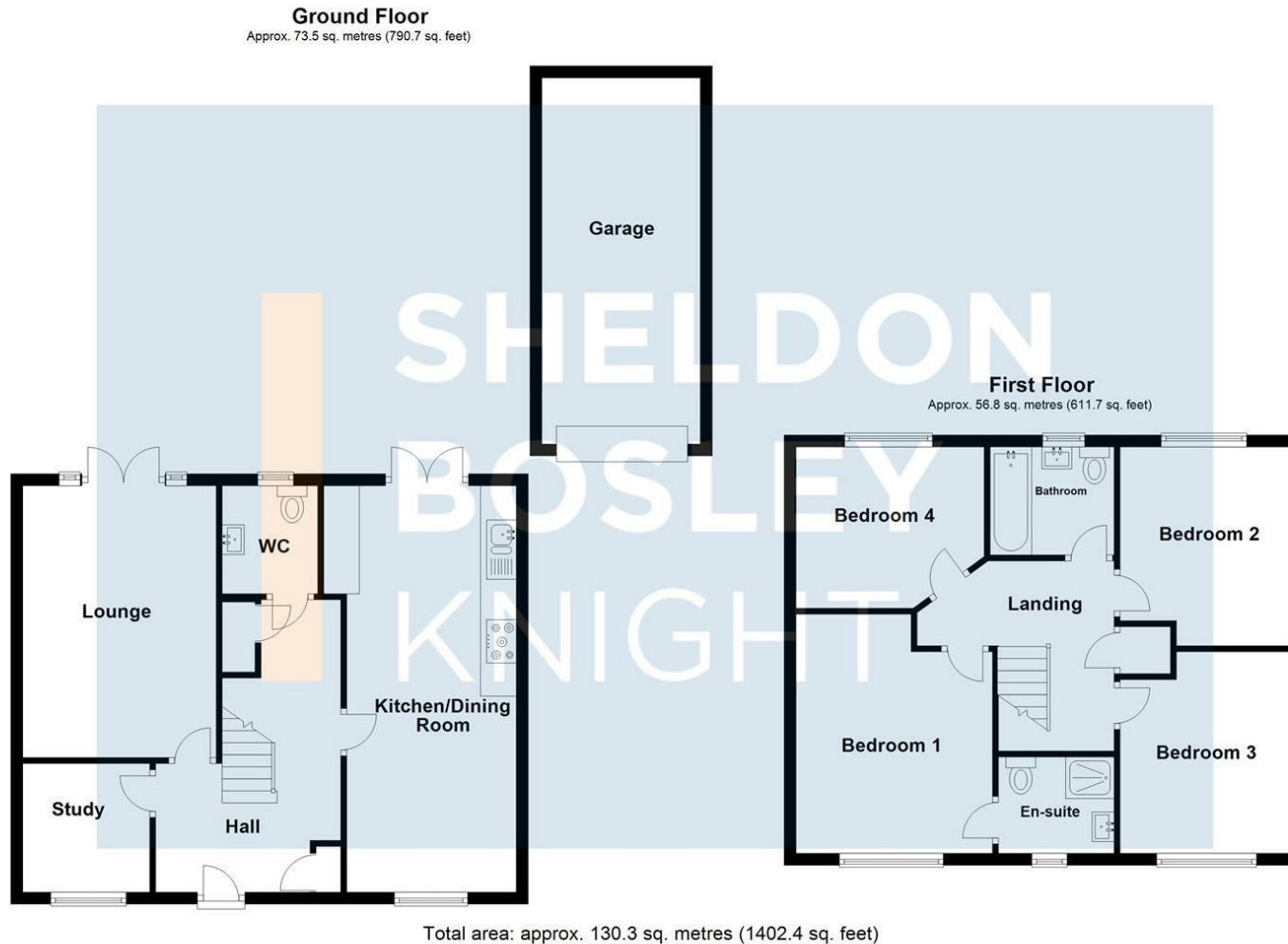
Sheldon Bosley Knight have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.







Floorplan



All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.



EPC Rating - B

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



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LETTINGS

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