



*A Unique Approach To  
Selling Homes.*

9 Crossing Gates ,  
Offers Over £325,000

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Are you looking for a property that is stunning both inside and out?  
Look no further!

Xchange Properties are pleased to offer for sale a conventional three-bedroom detached Dormer bungalow based on an exclusive development constructed in 2020 (With NHBC guarantees still in effect) by Jade Homes. Situated in Nuneaton town centre on a peaceful cul-de-sac off Oaston Road, this luxurious house boasts an open-concept kitchen and dining area with integrated appliances, plenty of storage, and a private garden with views of the river.

The home has an entrance hall, a living room, a kitchen/dining area with integrated appliances such as a refrigerator/freezer, washing machine, dishwasher, oven, and hob, a ground floor shower room, and a double bedroom. It also has double glazing and gas central heating. Two further double bedrooms and a family bathroom are located on the top floor. The master bedroom has a variety of fitted wardrobes. There is a low-maintenance, fenced garden with artificial grass in part and paved in the remainder at the back of the property. There is off-road parking available via a driveway to the side of the property. To fully appreciate this property, schedule a viewing by contacting us TODAY!! . EPC-B

Entrance Hall - Having entrance door, woodblock flooring, understairs storage, stairs off to first floor & underfloor heating.

Lounge - 3.14m x 5.23m (10'4" x 17'2") - Having double glazed window to rear, wood block flooring, underfloor heating, TV point, telephone point & double glazed French double doors into garden.

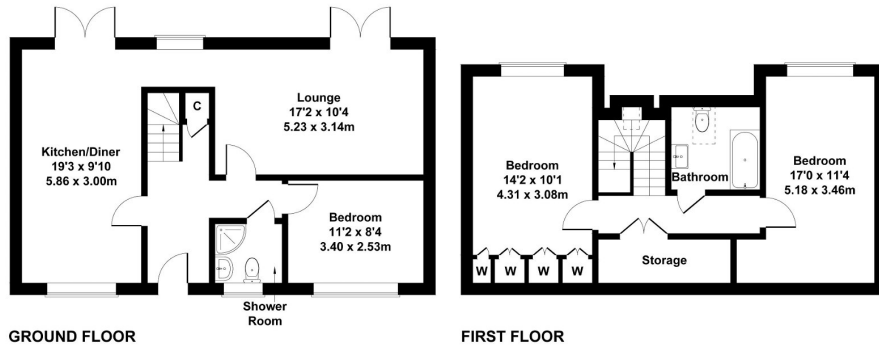
Kitchen/Diner - 5.86m x 3.00m (19'3" x 9'10") - Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, built-in fridge/freezer, dishwasher and washing machine, fitted electric fan assisted oven, four ring gas hob with extractor hood over, wood block flooring & double glazed French double doors into garden.

Bedroom - 2.53m x 3.40m (8'4" x 11'2") - Double glazed window to front & radiator.



### 9 Crossing Gates Nuneaton, Nuneaton, CV11 6GR

Approximate Gross Internal Area  
1154 sq ft - 107 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

- Built In 2020 By Jade Homes
- 6 Years NHBC Warranty Remain
- Quiet Cul-De-Sac Location
- Luxury Development
- Private And Low Maintenance Rear Garden
- Underfloor Heating
- Off Road Parking
- Nuneaton & Bedworth Council
- EPC - B
- Council Tax Band - D



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		93
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	