

OPENING DOORS SINCE 1843

Loveitts est. 1843
THE ESTATE AGENTS

Off Plough Hill Road, Nuneaton, CV10 0GR
Price £375,000



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WHAT ARE YOU WAITING FOR..... COME AND HAVE A LOOK AT THIS BRAND NEW TREMENDOUS 4 BEDROOM DETACHED HOME WITH INTEGRAL GARAGE SET WITHIN A SEMI RURAL LOCATION OFF PLOUGH HILL ROAD, NUNEATON. The Hemlock at Fletcher's Gate, Galley Common comprises; an impressive fully fitted kitchen diner with integrated appliances and flooring with patio doors leading to the rear garden; separate utility/laundry room off the kitchen, downstairs cloaks off the utility/laundry room; large family lounge with views over the front garden; stairs rising to first floor landing; four good sized double bedrooms - master with en-suite bathroom; family bathroom having bath with shower over and a handy storage cupboard off the spacious landing. The rear garden is turfed with a spacious patio area. The garage is accessible through the up-and-over door or through the side personnel door.

An ideal family home, The Hemlock is a beautiful part of the prestigious Fletcher's Gate development. With garage and private driveway.

Nearby to Fletcher's Gate are Galley Common Primary School (0.1 miles), Hartshill Secondary School (0.8 miles) and Cheeky Monkey's nursery (0.1 miles). There are a wide range of local shops including the fantastic Triple A Food Hall on Coleshill Road and a number of convenience stores. Major supermarkets are located a short drive away in Nuneaton town centre.

To arrange a viewing please contact our Nuneaton office on 024 7634 7676

Services: Mains Gas, Electricity & Water & Sewerage will be supplied to the property (No tests have been carried out, therefore, we are unable to confirm connection).





- BUILT AND READY TO MOVE IN!!
- NO STAMP DUTY TO PAY FOR FIRST TIME BUYERS!!
- OPEN PLAN KITCHEN/DINER WITH INTEGRATED APPLIANCES
- 4 BEDROOMS MASTER WITH ENSUITE IN PRIVATE CUL DE SAC LOCATION
- UTILITY ROOM
- UNIQUE SMALL DEVELOPMENT OF ONLY 10 HOMES
- BUILT TO A HIGH STANDARD AND SPECIFICATION
- UNDERFLOOR HEATING TO GROUND FLOOR
- DRIVEWAY AND INTEGRATED GARAGE
- NOW AVAILABLE TO VIEW - BOOK YOUR APPOINTMENT TODAY!

Floor Plan

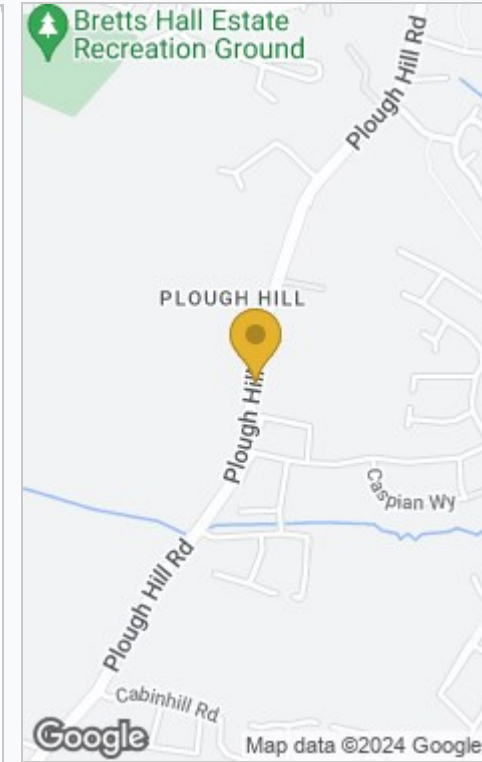
Area Map



Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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