



## Sherbourne Avenue, Poplar Farm Nuneaton CV10 9JN Asking Price £265,000

Pointons are delighted to offer this substantially extended property on Sherbourne Avenue, Poplar Farm, Nuneaton - a charming semi-detached house that offers a delightful living experience. This extended property boasts four bedrooms, perfect for a growing family or those in need of extra space.

Upon entering, you are greeted by two reception rooms that provide ample space for relaxation and entertainment. The open-plan kitchen/diner is a focal point of the house, ideal for hosting gatherings or enjoying family meals. The property also features a conservatory, adding a touch of elegance and providing a tranquil space to unwind.

The master bedroom comes complete with an en-suite bathroom, offering a private sanctuary within your own home. In addition to the master suite, there are three more bedrooms, ensuring plenty of room for guests or a home office.

The property is maintained to a superb standard, ensuring that you can move in and start enjoying your new home straight away.

Don't miss out on the opportunity to make this beautiful house your own. This property would make an excellent family home and must be viewed to see the quality on offer. Viewings are strictly via the agent. EPC C





**Entrance Hall**

Double glazed window to front, radiator, stairs, door to:

**Living Room**

11'11" x 12'0" (3.64m x 3.65m)

Bow window to front, laminate flooring, vertical radiator, telephone point, TV point, coving to ceiling, open plan, door to:

**Kitchen/Dining Room**

10'7" x 15'0" (3.23m x 4.56m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl stainless steel sink unit with stainless steel swan neck mixer tap, plumbing for dishwasher, space for fridge/freezer and cooker, window to rear, laminate flooring, sliding door, door to:

**Conservatory**

Half brick and uPVC double glazed construction with polycarbonate roof, ceiling fan and power and lights, laminate flooring, door to:

**Garage**

Up and over door, door to:

**Utility**

7'4" x 7'5" (2.24m x 2.27m)

Double glazed window to rear.

**Bedroom**

11'0" x 8'6" (3.35m x 2.60m)

Window to front, radiator, laminate flooring, door to:

**Landing**

Laminate flooring, door to:

**Bathroom**

8'0" x 9'5" (2.45m x 2.86m)

Recently refitted with three piece suite comprising bath with shower over, taps and folding glass screen, pedestal wash hand basin with mixer tap and low-level WC, tiled surround, Storage cupboard, heated towel rail, tiled flooring, door to:

**Bedroom**

11'10" x 8'6" (3.60m x 2.60m)

Double glazed window to rear, radiator, laminate flooring.

**Bedroom**

8'4" x 6'5" (2.54m x 1.95m)

Double glazed window to rear, radiator, laminate flooring, access to loft.

**Bedroom**

15'7" x 10'10" (4.75m x 3.29m)

Window to rear, three Storage cupboard, radiator, three double doors, door to:

**En-suite Shower Room**

8'0" x 10'10" (2.45m x 3.29m)

Fitted with four piece suite with tiled shower cubicle, pedestal wash hand basin with mixer tap, bidet and low-level WC, double glazed window to front, Storage cupboard, heated towel rail, open plan.

**Tenure**

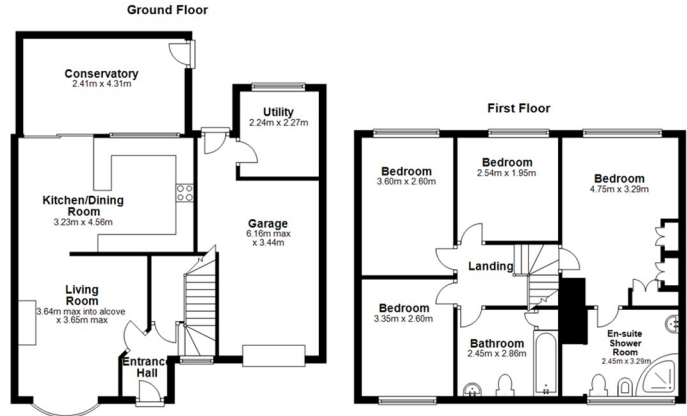
Freehold


**Council Tax**


Nuneaton & Bedworth Borough Council - Band C

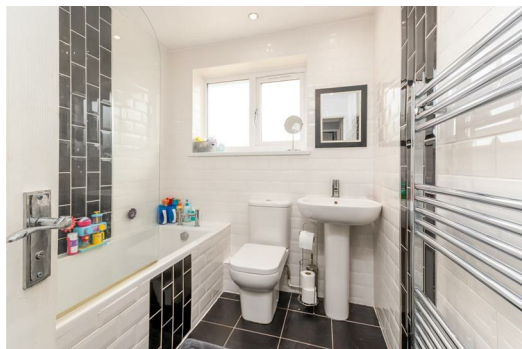
**General Information**

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			63
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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