



Polar Avenue, Galley Common Nuneaton CV10 9SX Asking Price £350,000

Pointons Estate Agents welcome this stunning nearly new detached house over three storeys and is located on Polar Avenue in the charming village of Galley Common. This property boasts a family kitchen dining living space as well as a cosy lounge and guest cloakroom. There are four bedrooms, master having ensuite, and a family bathroom, providing ample space for comfortable living,

One of the highlights of this property is the parking space it offers - with parking for three vehicles, including a driveway for two cars and a single garage, you'll never have to worry about finding a parking spot again.

Situated in a serene neighbourhood, this house provides a peaceful retreat from the hustle and bustle of everyday life. The countryside surroundings add to the tranquillity of the area, making it an ideal place to call home.

If you're in the market for a new home, a viewing of this property is highly recommended. Contact us to schedule a viewing appointment and discover the endless possibilities that this beautiful house on Polar Avenue has to offer.



Entrance via

Canopy porch with entrance door leading into:

Entrance Hall

Radiator, Amtico flooring, stairs to first floor landing with spindles, doors to:

Cloakroom

Obscure double glazed window to front, fitted with two piece suite comprising, pedestal wash hand basin and low-level WC, tiled splashback and radiator.

Lounge

18'2" x 10'2" (5.53m x 3.10m)

Double glazed bay window to front, radiator, telephone point, TV point.

Living/Kitchen/Dining Room

16'1" x 17'8" (4.91m x 5.39m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl stainless steel sink unit with single drainer, integrated fridge/freezer and dishwasher, built-in eye level electric fan assisted oven, built-in five ring gas hob with extractor hood over, double glazed window to rear, three double glazed skylight, double radiator, Amtico flooring, sunken ceiling spotlights, double glazed French double doors to garden, double doors to:

Utility

4'3" x 2'3" (1.30m x 0.68m)

With round edged worktop, plumbing for washing machine, space for tumble dryer, wall mounted boiler serving heating system and domestic hot water.

Landing

Stairs second floor landing, doors to:

Bedroom

10'5" x 9'0" (3.17m x 2.75m)

Double glazed window to rear, radiator.

Bedroom

4'7" x 8'5" (1.40m x 2.57m)

Double glazed window to rear, radiator.

Bedroom

10'10" x 9'0" (3.31m x 2.75m)

Double glazed window to front, radiator.

Bathroom

Fitted with four piece suite comprising panelled bath with mixer tap, vanity wash unit with cupboard under, tiled shower enclosure and low-level WC, tiled splashbacks, heated towel rail, extractor fan, obscure double glazed window to front with sunken ceiling spotlights.

Landing

Radiator, doors to:

Airing Cupboard

Airing cupboard factory lagged hot water cylinder.

Master Bedroom

14'0" x 17'9" (4.26m x 5.42m)

Three skylights, fitted wardrobes with full-length mirrored sliding door, hanging rails and shelving, dressing area, double radiator, access to loft area, door to:

En-suite Shower Room

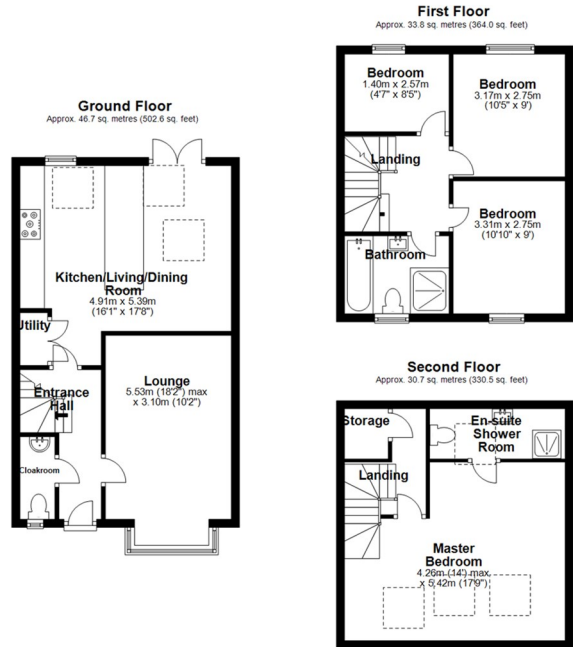
Fitted with three piece comprising tiled shower cubicle, vanity wash hand basin with mixer tap, low-level WC and heated towel rail, extractor fan tiled splashback, skylight.

Outside


To the rear is an enclosed garden mainly laid to lawn, paved patio area and pedestrian gated access. To the side is a driveway that provides parking and access to garage. To the front is a fore-garden enclosed by wrought iron works and path leading to entrance


General

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. Council tax band D payable to Nuneaton and Bedworth Borough Council.



Total area: approx. 111.2 sq. metres (1197.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(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	

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



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