



## Plough Hill Road, Galley Common, Nuneaton CV10 9NZ

Welcome to this charming detached house located on Plough Hill Road in the sought-after area of Galley Common. This property boasts an open plan living environment, providing ample space for entertaining guests or simply relaxing with your loved ones. With 4 bedrooms over two floors, there is plenty of room for a growing family or for those who enjoy having a home office or hobby room, as well as the benefits of a utility room.

The house features 2 bathrooms, ensuring convenience and comfort for all residents. Whether you prefer a quick shower in the morning or a relaxing bath in the evening, this property has you covered.

Situated in a tranquil neighbourhood, this house offers a peaceful retreat from the hustle and bustle of everyday life. The detached nature of the property provides privacy and a sense of exclusivity, making it a perfect sanctuary to call home.

There is the added bonus of a large garden to the rear and a self-contained detached annex with own living bedroom, kitchen and shower room. Ample parking to the front for many cars and a garage

Don't miss the opportunity to make this house your own and enjoy the benefits of spacious living in a prime location. Contact us today to arrange a viewing and take the first step towards owning your dream home on Plough Hill Road.

- EXECUTIVE, INDIVIDUAL DETACHED RESIDENCE IN POPULAR AREA
- SPACIOUS ENTRANCE HALL, FAMILY BATHROOM & SEPARATE SHOWER ROOM
- GAS CENTRAL HEATING & DOUBLE GLAZING
- FOUR BEDROOMS OVER TWO FLOORS WITH LARGE MASTER
- KITCHEN, LIVING & DINING AREA, TUTILITY ROOM
- GARAGE WITH UP AND OVER DOOR
- INDIVIDUAL ANNEX FOR INDEPENDENT LIVING WITH KITCHEN, DINING & SHOWER ROOM
- VAST GARDEN TO THE REAR, PARKING/ DRIVEWAY TO THE FRONT FOR 6 CARS
- VIEWING BY PRIOR APPOINTMENT

**Asking Price £625,000**

### Entrance

Via double glazed door leading into:

### Entrance Hall

Double radiator, wooden laminate flooring, doors to:

### Bedroom

11'11" x 13'11" (3.64m x 4.23m)

Double glazed window to front, double radiator, wooden laminate flooring.

### Bathroom

Recently refitted with four piece suite comprising deep bath with shower and matching telephone style mixer tap, vanity wash unit with cupboard under and mixer tap, tiled shower enclosure and low-level WC, tiled splashbacks, extractor fan, two obscure double glazed windows to side, radiator, wooden ceramic tiled flooring, coving to ceiling with sunken ceiling spotlights.

### Bedroom

10'0" x 11'11" (3.04m x 3.64m)

Double glazed window to rear, double radiator, wooden laminate flooring, TV point.

### Lounge / dining family area

31'6" x 16'7" (9.60m x 5.05m)

Double glazed window to front, fireplace, two double radiators, fitted carpet wooden laminate flooring, telephone point, TV point, vaulted ceiling, stairs rising to first floor landing with spindles, double glazed tri-folding doors to garden, opening into:

### Kitchen

9'10" x 12'3" (2.99m x 3.73m)

Fitted with a matching range of base and eye level units with worktop space over, china butler style sink unit with single drainer and swan neck mixer tap, integrated fridge/freezer and dishwasher, range cooker with double oven and 5 ring gas hob, double glazed window to rear, wooden laminate flooring, sunken spotlights, double glazed door to garden,

### Mezzanine Landing

Obscure double glazed window to front, radiator, vaulted ceiling, doors to:

### Bedroom

21'6" x 14'0" (6.56m x 4.26m)

Double glazed window to front, double radiator, electric radiator, wooden laminate flooring, TV point.

### Bedroom

10'0" x 13'11" (3.05m x 4.23m)

Double glazed window to rear, radiator, wooden laminate flooring.

### Shower Room

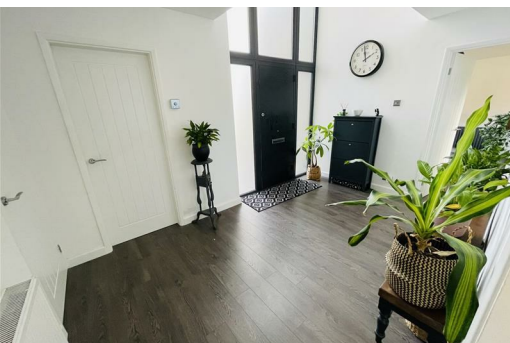
Fitted with three piece suite comprising tiled shower enclosure, vanity wash unit with cupboard under and low-level WC tiled splashback, obscure double glazed window to rear, radiator, wooden laminate flooring, wall lights, sunken spotlights, door to Storage cupboard and door to boiler cupboard housing wall mounted combination boiler serving heating system and domestic hot water.

### Outside

To the rear is an extra large garden mainly laid to lawn with shrub borders, paved patio and views over farmland. To the front is a block paved driveway providing parking for several cars and access to

### Garage

Up and over door, power and light, personal door leading into





### Utility

9'5" x 8'2" (2.87m x 2.49m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer and tumble dryer, double glazed window to rear, radiator, wooden laminate flooring, door to rear of property:

### THE ANNEX Kitchen

19'2" x 6'4" (5.84m x 1.93m)

Fitted with a base units with worktop space over, plumbing for washing machine, double glazed window to side, electric radiator, wooden laminate flooring, double door, door to:

### THE ANNEX Shower Room

Three piece comprising tiled shower enclosure, vanity wash hand basin with cupboard under and mixer tap, close coupled WC and extractor fan tiled splashback, obscure double glazed window to side, heated towel rail, wooden laminate flooring.

### THE ANNEX Living / Bedroom

32'0" x 10'1" (9.75m x 3.07m)

Two double glazed windows to side, two electric radiators, wooden laminate flooring, double door.

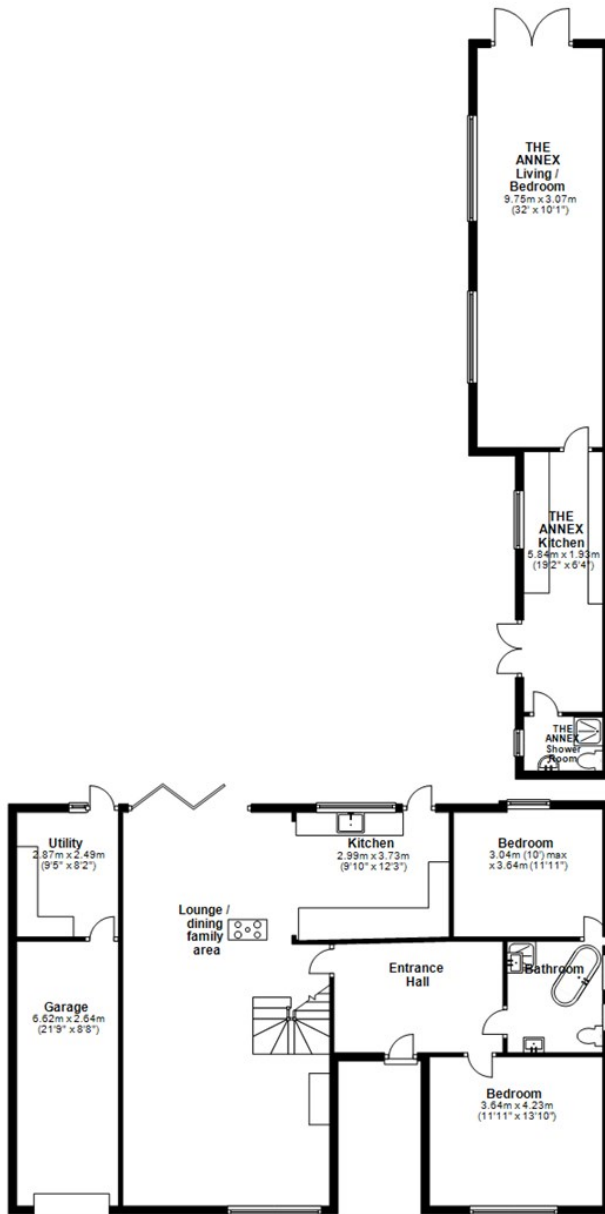
### DETACHED ANNEX

#### General Information

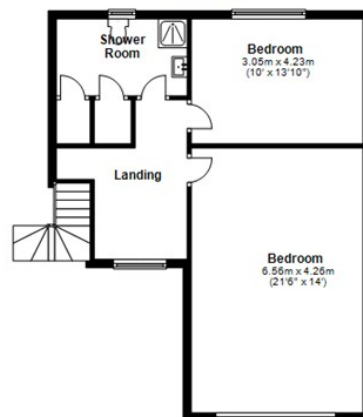
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



Ground Floor



First Floor



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (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>                             |  |                         |           |
| 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 |  |                         |           |
| (92 plus) <b>A</b>                                              |  |                         |           |
| (81-91) <b>B</b>                                                |  |                         |           |
| (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>                                                 |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |



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