



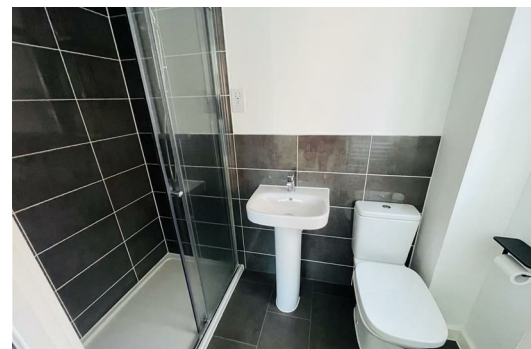
**46 Armstrong Road, Sketchley Gardens  
Nuneaton CV11 8AG  
Asking Price £310,000**

**\*UP TO £5,000 CONTRIBUTION TOWARDS STAMP DUTY / LEGAL FEES T&C's APPLY\***

Nestled in this newly built modern estate of Sketchley Gardens on Armstrong Road, this nearly new detached house offers a perfect blend of modern living and comfort. Built by the reputable Crest Nicholson, the property boasts a contemporary design that is both stylish and functional.

Upon entering, you are welcomed into an entrance hall, a spacious reception room, ideal for entertaining guests or enjoying family time and well equipped kitchen diner with built in appliances. The house features three well-proportioned bedrooms all with fitted wardrobes and the master has an en-suite shower room, providing ample space for a growing family or those who desire extra room for guests or a home office. .

The property also benefits from parking for two vehicles, a valuable asset in today's busy world. The nearly new condition of the house means that you can enjoy the advantages of modern construction, including energy efficiency and contemporary fittings, without the need for immediate renovations or updates. This home is perfect for those seeking a peaceful yet vibrant community, with local amenities and transport links within easy reach.





#### Entrance

Via canopy porch leading into:

#### Entrance Hall

Radiator, central heating thermostat, stairs to first floor landing with under-stairs storage cupboard, doors to:

#### Cloakroom

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

#### Lounge

16'6" x 12'1" (5.02m x 3.69m)

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

#### Kitchen/Dining Room

10'9" x 19'2" (3.27m x 5.83m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, integrated fridge/freezer, dishwasher and automatic washing machine, electric fan assisted oven, four ring gas hob with extractor hood over, double glazed window to rear, double radiator, concealed boiler serving heating system and domestic hot water, double glazed double doors to garden,

#### Landing

Access to loft space, door to Storage cupboard with linen shelving, doors to:

#### Master Bedroom

12'8" x 12'1" (3.87m x 3.69m)

Double glazed window to front, fitted wardrobe with hanging rail, shelving and drawers, radiator, door to:

#### En-suite Shower Room

Fitted with three piece suite comprising tiled shower enclosure, pedestal wash hand basin with mixer tap, low-level WC and heated towel rail, extractor fan tiled splashback, obscure double glazed window to side, ceramic tiled flooring.

#### Bedroom

12'6" x 12'1" (3.82m x 3.69m)

Double glazed window to rear, built-in wardrobe with sliding door, hanging rails, shelving and drawers, radiator.

#### Bedroom

9'6" x 10'6" (2.89m x 3.20m)

Double glazed window to rear, built-in wardrobe with hanging rail, shelving and drawers, radiator.

#### Family Bathroom

Fitted with three piece suite comprising panelled bath with shower over, mixer tap and folding glass screen, pedestal wash hand basin and low-level WC, tiled splashbacks, heated towel rail, extractor fan, shaver point, obscure double glazed window to front, ceramic tiled flooring.

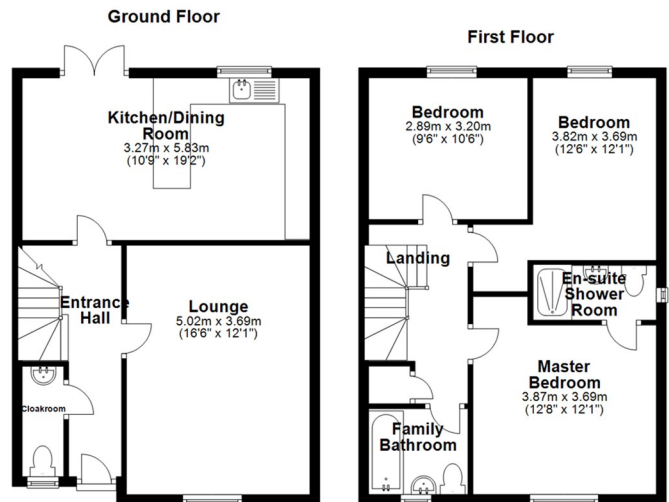
#### Outside

To the rear is an enclosed garden mainly laid to lawn, patio area and shed.

A driveway providing parking to the side and a fore-garden to the front with path leading to entrance.

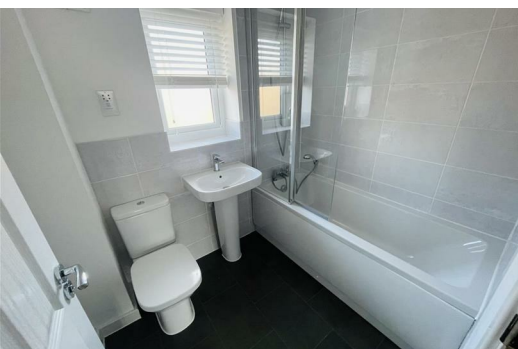
#### General

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 & Bedworth Borough Council



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**WWW.POINTONS-GROUP.COM**

2 Bond Gate Chambers

**NUNEATON**

CV11 4AL

**024 7637 3300**

nuneaton@pointons-group.com

109 New Union Street

**COVENTRY**

CV1 2NT

**024 7663 3221**

coventry@pointons-group.com

74 Long Street

**ATHERSTONE**

CV9 1AU

**01827 711911**

atherstone@pointons-group.com

