



Shearing Crescent, Weddington Nuneaton CV10 0FF Asking Price £412,500

Nestled in the desirable Shearing Crescent of Weddington, this splendid detached house offers a perfect blend of comfort and modern living. With four generously sized bedrooms, this property is ideal for families seeking space and convenience. The layout includes an inviting reception room as well as a large living family kitchen dining area, providing ample areas for relaxation and entertainment, whether hosting guests or enjoying quiet family evenings.

The house boasts two ensuite shower rooms as well as a well-appointed bathroom, ensuring that morning routines run smoothly for everyone in the household. The thoughtful design of the property enhances both functionality and privacy, making it a delightful place to call home. For those with vehicles, the property features parking for up to three cars, a valuable asset in today's busy world.

This charming residence in Nuneaton is not just a house; it is a place where memories can be made. With its spacious interiors and convenient location, it presents an excellent opportunity for anyone looking to invest in a family home. Do not miss the chance to view this remarkable property and envision your future here.



Entrance

Via canopy porch with entrance door leading into:

Entrance Hall

Radiator, ceramic tiled flooring, coving to ceiling with sunken ceiling spotlights, stairs to first floor landing with under-stairs storage cupboard, door to garage and further doors to:

Cloakroom

Fitted with two piece suite comprising, vanity wash unit with cupboard, drawers, mixer tap and tiled splashback, low-level WC and extractor fan, radiator, ceramic tiled flooring.

Lounge

17'6" x 10'10" (5.34m x 3.31m)

Double glazed window to front, two radiators, telephone point, TV point, wall lights, coving to ceiling, French style double doors,

Kitchen/Dining Room

9'9" x 26'8" (2.97m x 8.14m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl sink unit with single drainer and mixer tap, integrated fridge/freezer and dishwasher, built-in eye level electric fan assisted double oven, five ring gas hob with extractor hood over, double glazed window to rear, double radiator, ceramic tiled flooring, coving to ceiling with sunken ceiling spotlights, two sets of double glazed French style double doors to garden,

Landing

Radiator, access to loft space, doors to Storage cupboard, airing cupboard housing, hot water cylinder, further doors to:

Master Bedroom

14'6" x 10'10" (4.43m x 3.31m)

Double glazed window to front, radiator, door to:

En-suite Shower Room

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

Bedroom

12'8" x 13'6" (3.86m x 4.11m)

Two double glazed windows to front, radiator, door to wardrobe with hanging rail.

En-suite Shower Room

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

Bedroom

10'3" x 8'5" (3.13m x 2.57m)

Double glazed windows to front, radiator,

Bedroom

8'11" x 10'3" (2.73m x 3.13m)

Double glazed window to rear, fitted wardrobes with full-length sliding doors, hanging rails and shelving, radiator.

Bathroom

Fitted with three piece suite comprising panelled bath with shower over and glass screen, pedestal wash hand basin with mixer tap and low-level WC, tiled splashbacks, extractor fan, obscure sealed unit double glazed window to rear, radiator.

Garage

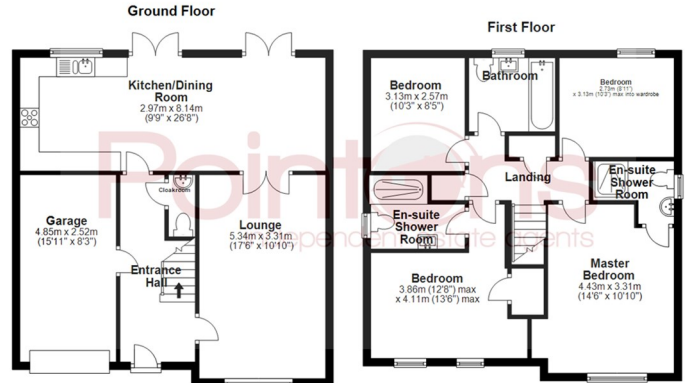
With personal door, power and light connected, wall mounted boiler serving heating system and domestic hot water plumbing for washing machine space for tumble dryer, up and over door.

Outside

To the rear is an enclosed garden mainly laid to lawn with borders, paved patio, side pedestrian access, lean-to store and summer house. To the front is a double width driveway providing parking for two cars and access to garage, lawn and shrub borders.

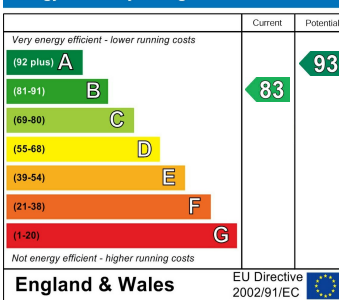
General Information

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. Council tax is payable to Nuneaton & Bedworth Borough Council and is Band E

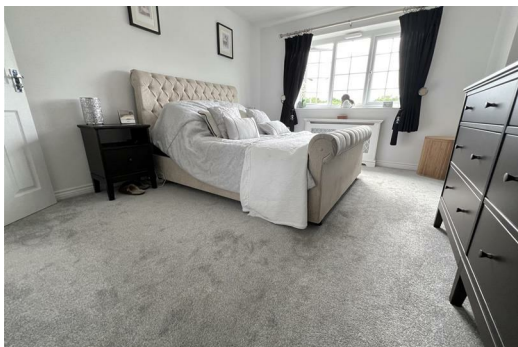
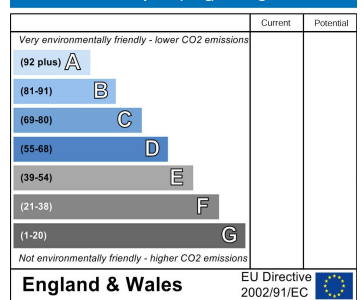


All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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