



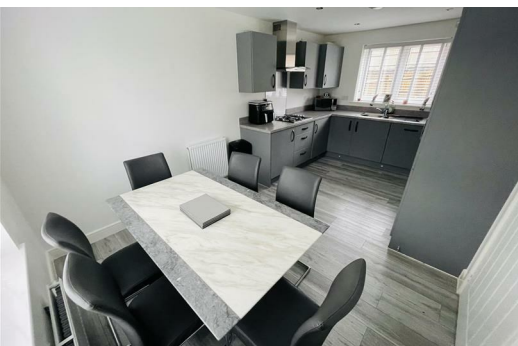
Cabinhill Road, Galley Common Nuneaton CV10 9RN Asking Price £280,000

Pointons Estate Agents welcome you to this stunning new build detached house on Cabinhill Road in Galley Common! This property, built by the reputable Taylor Wimpey, offers a perfect blend of modern design and comfort.

As you step inside, you are greeted by a hallway and spacious reception room, ideal for entertaining guests or simply relaxing with your family. With three bedrooms, master having en-suite shower room, there is ample space for a growing family or for those who enjoy having a home office or guest room.

Parking will never be an issue with space for three vehicles, making coming home after a long day a stress-free experience.

One of the standout features of this property is that it is offered with No Chain, providing you with a smooth and hassle-free buying process. To truly appreciate the beauty and potential of this home, viewing is by prior appointment only.



Entrance

Via canopy porch with entrance door leading into:

Entrance Hall

Radiator, wooden laminate, dog-leg staircase leading to first floor landing with spindles, door to Storage cupboard and further doors to:

Kitchen/Dining Room

16'6" x 9'8" (5.03m x 2.94m)

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 and stainless steel mixer tap, kickboard lighting, integrated fridge/freezer, dishwasher, washer dryer, fitted eye level electric fan assisted double oven, four ring gas hob with extractor hood over, double glazed window to rear, double glazed window to front, double radiator, wooden laminate flooring, sunken low-voltage ceiling spotlights, concealed gas combination boiler serving heating system and domestic hot water with extractor fan.

Cloakroom

Fitted with two piece suite pedestal wash hand basin with mixer tap, low-level WC and heated towel rail, extractor fan, half height tiling to all walls, wooden laminate flooring.

Lounge

16'8" x 9'11" (5.07m x 3.01m)

Double glazed window to front, telephone point, TV point, double glazed French style double doors with matching side panels to garden.

Landing

Access to loft space, doors to:

Bedroom

12'6" x 9'11" (3.80m x 3.01m)

Double glazed window to front with a range of wardrobes with hanging rails, shelving, overhead storage and cupboard, radiator, door to:

En-suite Shower Room

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

Bedroom

7'0" x 9'8" (2.13m x 2.94m)

Double glazed window to rear, radiator.

Bedroom

9'3" x 9'9" (2.83m x 2.96m)

Double glazed window to front, radiator.

Bathroom

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

Outside

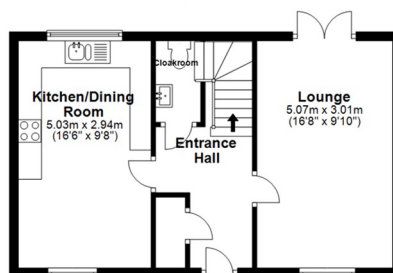
To the rear is an enclosed garden mainly laid to lawn. A detached garage is led to by a double length driveway providing parking for two cars. To the front is a further lawn area with path leading to entrance.

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 is C and payable to Nuneaton and Bedworth Borough Council

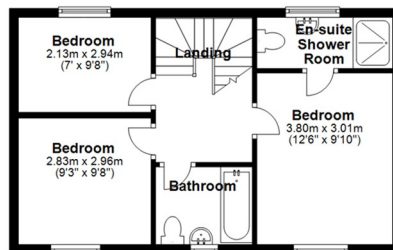
Ground Floor

Approx 41.8 sq metres (450.3 sq. feet)

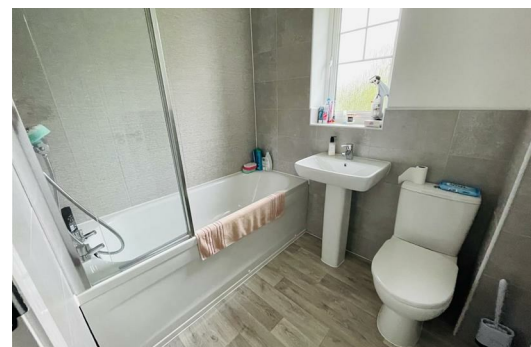
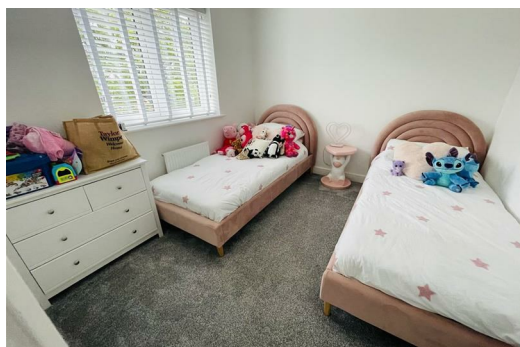
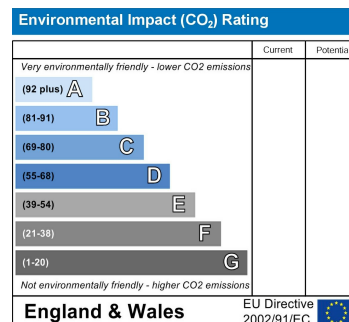
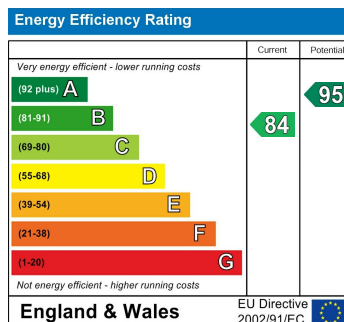


First Floor

Approx 41.9 sq metres (450.5 sq. feet)



Total area: approx. 83.7 sq. metres (900.8 sq. feet)



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