



7 Saints Walk

Barlestone, Nuneaton, CV13 0AN

Offers In The Region Of £259,000



A immaculately presented, modern, family linked detached three bedroomed house forming of an informal and private established development of quality homes. The property occupies a secluded position and is approached via a private shared driveway.

Built by Templeoak (Barlestone) Ltd in 2016 and having the remainder period of the usual NHBC guarantee or similar 'New Build' warranty period. The property has the benefit of PVCu double glazing, gas fired central heating via a condensing boiler, bedroom 1 with en-suite, luxury bathroom, modern fitted breakfast kitchen guest cloakroom, picturesque rear garden, 3 car driveway and garage,

Conveniently located close to local amenities, whilst being accessible for commuting to all major road links, such as the M1, M6 and M69.

VIEWING ESSENTIAL



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Reception hall. 6'0" x 4'5". (1.84 x 1.35.)

Composite front door with multi-locking security system, radiator and laminate floor.

Guest cloakroom 5'10" x 3'1" (1.79 x 0.95)

Suite in white, wash hand basin in vanity unit, low flush w.c and ceramic tiled floor.

Modern Breakfast/Kitchen/dining room (rear) 15'7" x 12'0". (4.76 x 3.67.)

Stainless steel sink unit with mixer tap, split level gas hob and electric oven, stainless steel splash-back to hob, stainless steel extractor hood, fitted fridge/freezer, fitted dishwasher, plumbing for washing machine, base and wall units with associated work surfaces, recessed lighting, ceramic tiled floor, PVCu double glazed window, PVCu double glazed French doors and radiator.

Attractive Lounge (front). 12'8" x 12'7". (3.88 x 3.86.)

PVCu double glazed window, laminate floor and radiator.

First floor landing 9'5" max x 9'1" max. (2.89 max x 2.79 max.)

Obscure PVCu double glazed side window, roof void access. and smoke alarm.

Modern bathroom (side). 6'9" x 5'9". (2.08 x 1.76.)

Full suite in white, panelled bath with shower over and screen, wash hand basin in vanity unit, low flush w.c, choice of ceramic wall tiling, chrome ladder style towel rail, and PVCu double glazed window.

Bedroom 1 with en-suite shower (front) 12'6" max x 9'4" m approx (3.83 max x 2.87 m approx)

PVCu double glazed window, radiator, fitted double wardrobe and airing cupboard.

En-suite shower (front) 6'9" (max) x 6'0"(max). (2.07 (max) x 1.84(max).)

Suite in white, fully tiled shower cubicle, low flush w.c, wash hand basin in vanity unit, chrome ladder style towel rail and obscure PVCu double glazed window.

Bedroom 2 (rear). 10'5" x 8'10". (3.20 x 2.70.)

PVCu double glazed window, and radiator.

Bedroom 3 (rear) 10'5"x 7'0"r (3.20x 2.15r)

PVCu double glazed window and radiator.

Outside

Enclosed fenced rear garden with paved patio and lawn.

Low maintenance front garden with block paved driveway and further parking for 2 cars.

Outside lights too front and rear.

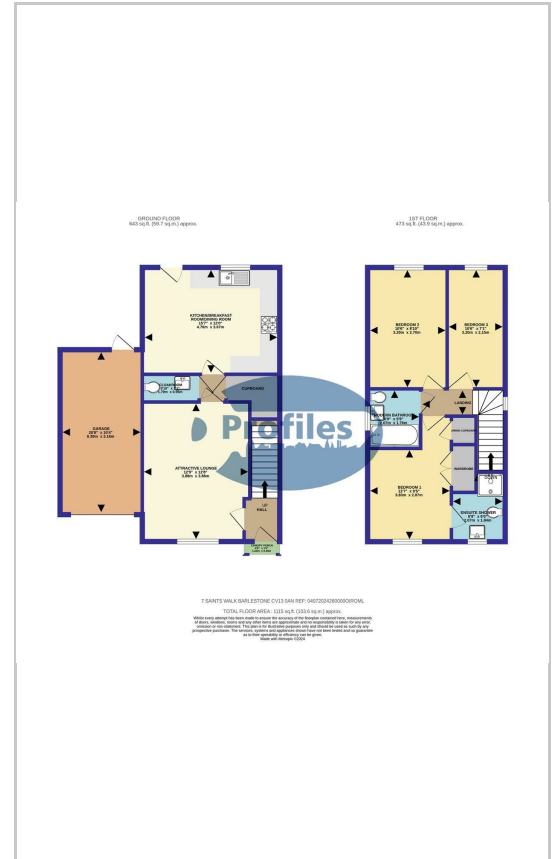
Garage (larger than average). 20'8" x 10'4" (6.30 x 3.16)

Up and over door, double glazed rear door and power and light.

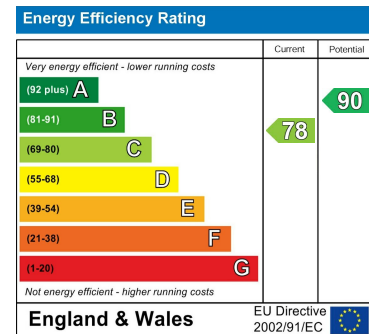
Area Map



Floor Plans



Energy Efficiency Graph



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