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1 Buchan Close

Galley Common, Nuneaton, CV10 9RR

Asking Price Of £289,950

- Extended family home
- Super sized plot
- Well presented & improved
- C Heating & D Glazing
- Good amenities
- Four / five bedrooms
- Drive garage gardens
- EPC RATING D



This could be the large family home that you have been looking for ! Situated on a huge plot and offering terrific extended family accommodation is this modern four/ five bed roomed detached considered ideal for the larger family with multiple bedrooms and versatile ground floor accommodation. Gas fired central heating, upvc double glazing, upvc fascias, soffits, guttering, security alarm, large garage, plenty of parking and huge rear garden this property has to be viewed to be appreciated. Briefly comprising: entrance hall, lounge, breakfast kitchen, dining room / sitting room / ground floor bedroom, conservatory, utility room, guests cloakroom. Landing, four bedrooms, two en suites and master bedroom with dressing area, family bathroom. Driveway, integral large garage, store/ workshop, huge rear garden.

Draft particulars yet to be approved by vendors.

Entrance Hall

Having leaded obscure uPVC double glazed entrance door and matching side screens, tiled flooring, stair case to the first floor and glazed doors to

Dining Room/Ground Floor Bedroom/Sitting Room

8'1" x 15'6" Having central heating radiator, leaded uPVC double glazed window to the front and dado rail.

Lounge

16'5" x 12'10" Having central heating radiator, leaded uPVC double glazed box bay window to the front, feature fireplace incorporating a living flame gas fire, dado rail, tiled flooring, wall light points and double opening glazed doors to

Breakfast Kitchen

10'10" x 16'1" Having a range of fitted wall and base units with contrasting work surfaces and tiled splash backs, breakfast bar, inset single drainer stainless steel sink with mixer tap, space for freestanding cooker, integrated dishwasher, under stairs recess ideal for upright fridge freezer, two different tiled floors, door to Garage, uPVC double glazed sliding patio doors to Conservatory and door to

Utility Area/Rear Lobby

11'6" max x 7'11" max Having a range of modern fitted wall and base units with contrasting work surfaces and tiled splash backs, inset circular sink, space and plumbing for automatic washing machine, space and vent for tumble dryer, central heating radiator, tiled flooring, obscure uPVC double glazed side exit door, uPVC double glazed window to the rear, loft access, Potterton boiler and door to

Guest Cloakroom

4'2" x 4'5" Having a coloured suite comprising wash hand basin inset to vanity unit, low level w.c., central heating radiator, obscure uPVC double glazed window to the side, half tiled walls and tiled flooring.

Conservatory

9'1" x 10' Being of uPVC construction with double glazed windows and double opening patio doors to the rear, ceiling light/fan and tiled flooring.

First Floor Landing

Having loft access, smoke alarm and doors to

Master Suite

Dressing Area

7'4" x 7'4" Accessed from the landing having a variety of fitted wardrobes, inset lighting, central heating radiator and door to

Master Bedroom

11'4" x 18'4" Having central heating radiator, leaded uPVC double glazed window to the front, comprehensive range of fitted furniture, artexed ceiling and door to

Ensuite Shower Room

11'4" x 3'10" Having a modern white suite comprising low level w.c., pedestal wash hand basin, double width shower cubicle with Mira shower fitment, PVC clad walls, central heating radiator, obscure uPVC double glazed window to the rear, artex ceiling, inset ceiling spot lights and tiled effect flooring.

Bedroom Two

13'2" max x 13'11" plus wardrobe depth Having central heating radiator, two leaded uPVC double glazed window to the front, built in double door wardrobe, dado rail and door to

Ensuite Shower Room

2'8" x 7'2" Having a fully tiled shower cubicle with Mira shower fitment, wash hand basin inset to vanity unit, half tiled walls, shaver point/light, artex ceiling and carpeted floor.

Bedroom Three

7'11" x 11'7" plus wardrobe depth Having central heating radiator, leaded uPVC double glazed window to the front and fitted five door wardrobe.

Bedroom Four

8'9" x 9'3" Having central heating radiator and uPVC double glazed window to the rear.







Bathroom

8'8" x 6'7" Having a white suite comprising low level w.c. and wash hand basin inset to vanity unit, corner Jacuzzi bath with mixer tap and shower attachment, PVC marble effect clad walls, chrome heated towel rail, obscure uPVC double glazed window to the rear, PVC clad ceiling, inset ceiling spot lights and tiled flooring.

Outside

To the front of the property there is a driveway with standing for several vehicles and direct access to the integral Garage (11'7" x 18'11") having electrically operated up and over door, power and lighting, work surfaces, fitted cabinets, There is side pedestrian access leads to the rear garden via a timber gate. The rear garden is a particularly attractive feature of the

property having extensive paved patios, wooden decked patio, good sized shaped lawn, part conifer borders, fenced and walled boundaries, timber shed, motioned activated security lights, cold water tap and attached to the side of the property is a brick built store.

General Information

TENURE: we understand from the vendors that the property is freehold with vacant possession on completion.

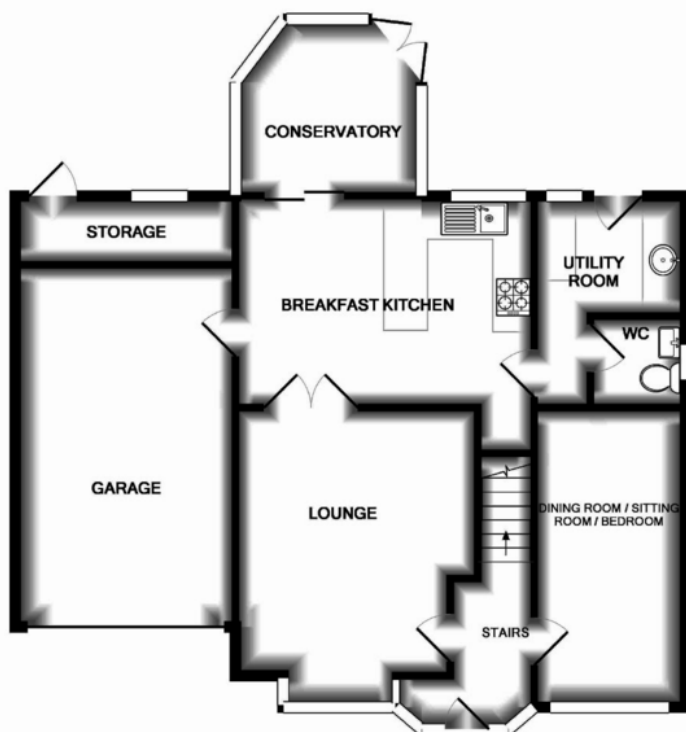
SERVICES: all mains services are connected but not tested. The telephone is available subject to the appropriate telephone companies regulations. Hawkins have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose.

A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

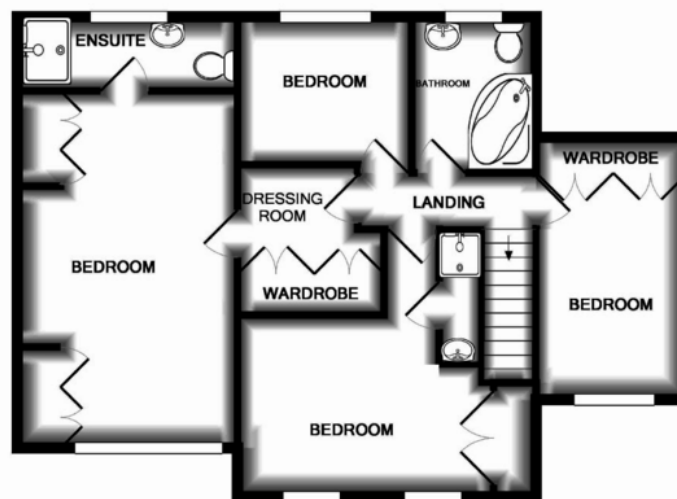
FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.

VIEWING: by prior appointment through the Sole Agents.



GROUND FLOOR
APPROX. FLOOR
AREA 90.7 SQ.M.
(977 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 70.9 SQ.M.
(763 SQ.FT.)

TOTAL APPROX. FLOOR AREA 161.6 SQ.M. (1740 SQ.FT.)

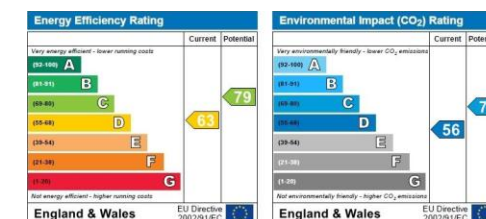
Floor plans are produced and provided for illustration purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement.
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TENURE

Freehold

LOCAL AUTHORITY

Nuneaton and Bedworth Borough
Council



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.