



**Browning Close, Nuneaton
CV10 9RH
Offers Over £310,000**

Pointons Estate Agents are delighted to welcome to market this four bedroom detached family home situated on the quiet cul de sac of Browning Close, Galley Common, Nuneaton. Close to local shops, schools and further amenities, in brief the home comprises of a porch, entrance hall, living room, kitchen/diner and sitting room. The first floor there are four bedrooms with the master having an ensuite and a family bathroom. To front there is a tarmacked driveway offering plenty of parking with garage and separate brick built workshop to side and enclosed garden to rear. This home must be viewed to show the space on offer, viewings are strictly via the agent.



Porch

Via obscure double glazed front door with two windows to side leading to:

Entrance Hall

Via obscure double glazed front door with carpeted stairs to the first floor and door to:

Living Room

13'1" x 11'6" (4.00m x 3.50m)

With double glazed bow window to front, fireplace with surround and radiator.

Kitchen/Dining Room

9'10" x 14'9" (3.00m x 4.50m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and taps over, fitted induction hob with hood over and fan assisted oven, space/plumbing for appliances, storage cupboard, radiator, side door to garage, window to rear and double glazed doors to:

Sitting Room

8'6" x 12'6" (2.60m x 3.80m)

With double glazed windows to side and rear, radiator and double glazed french doors to rear.

Landing

Doors off to various rooms.

Bedroom

13'5" x 8'10" (4.10m x 2.70m)

With mirrored fitted wardrobes, radiator and double glazed french doors to:

Balcony

1'11" x 6'8" (0.58m x 2.02m)

Railed balcony with views afar.

En-suite

5'7" x 8'11" (1.70m x 2.73m)

Fitted with a jet bath with taps over, shower cubicle with screen, WC and hand wash basin with taps, heated towel rail and obscure double glazed window to front.

Bedroom

12'2" x 13'3" (3.70m x 4.03m)

With two double glazed windows to front, radiator and two storage cupboards.

Bedroom

8'6" x 7'10" (2.60m x 2.40m)

With double glazed window to rear and radiator.

Bedroom

7'10" x 5'11" (2.40m x 1.80m)

With double glazed window to rear and radiator.

Bathroom

5'11" x 5'7" (1.80m x 1.70m)

Fitted with a panelled bath with screen over, WC, hand wash basin with mixer taps and built in storage beneath and obscure double glazed window to side.

Garage

With up and over door and window to rear, door leading to:

Lobby

With door to front and rear, side door leading to:

Workshop

11'10" x 8'2" (3.61m x 2.50m)

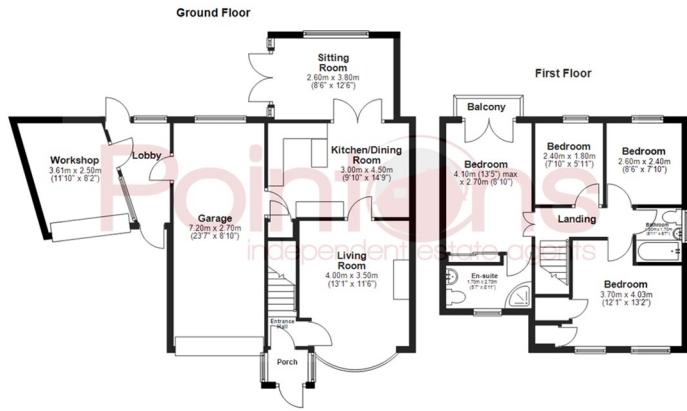
With power/lighting and up and over door to front.

Outside

To front is a tarmacked driveway for plenty of parking, to rear an enclosed garden made up of lawn, shrubbed and decked sections.

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.



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	64
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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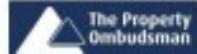
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