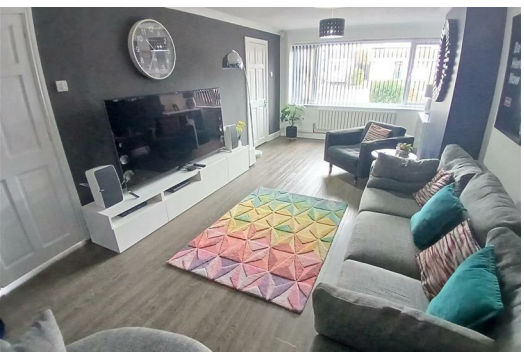
Pointons
independent estate agents



Sherbourne Avenue, Nuneaton
CV10 9JH
Guide Price £325,000
Freehold - Nuneaton & Bedworth Band: C - EPC: C

Pointons Estate Agents are delighted to welcome to market this immaculate, extended four bedroom semi detached family home on Sherbourne Avenue, Poplar Farm, Nuneaton, close to local shops, school, further amenities and offering excellent transport links, this property benefits from gas central heating and double glazing throughout, in brief the home comprises of an entrance hall, office/study, downstairs shower room, utility room, living room and open plan kitchen/dining room with plenty of space for hosting. To the first floor there are four generously sized bedrooms and a shower room. To front is a driveway for numerous vehicles and to rear an enclosed garden, this home must be viewed to show the quality on offer, with viewings strictly via the agent.







Entrance Hall
Entrance via front door, with radiator, doors off to various rooms and stairs off to the first floor.

Living Room
21'4" x 10'10" (6.50m x 3.30m)
Offering two entrances with double glazed window to front and radiator.

Kitchen
19'0" x 10'10" (5.78m x 3.30m)
Fitted with a matching range of base and eye level gloss units with worktop space over, stainless steel sink unit with swan neck taps over and drainer, integrated dishwasher, space for fridge/freezer and cooker with fitted extractor hood over and double glazed windows to rear.

Dining Room
23'8" x 13'9" (7.22m x 4.20m)
Excellent hosting space with double glazed window to side, radiator and bi folding doors to rear garden.

Utility
6'3" x 7'7" (1.90m x 2.30m)
Fitted with units eye level above with stainless steel sink unit with taps, storage cupboard, radiator, plumbing for washing machine, obscure double glazed window and door to side.

Shower Room
5'3" x 7'3" (1.60m x 2.20m)
Fitted with a rainfall shower cubicle with screen, hand wash basin with mixer tap and storage beneath, WC and heated towel rail.

Office/Study
14'9" x 13'1" (4.50m x 4.00m)
With double glazed windows to front and side and radiator.

Landing
With doors off to various rooms.

Bedroom
12'2" x 13'9" (3.70m x 4.20m)
With double glazed window to front, radiator and storage cupboard.

Bedroom
14'1" x 10'10" (4.30m x 3.30m)
With double glazed window to front, radiator and two storage cupboards.

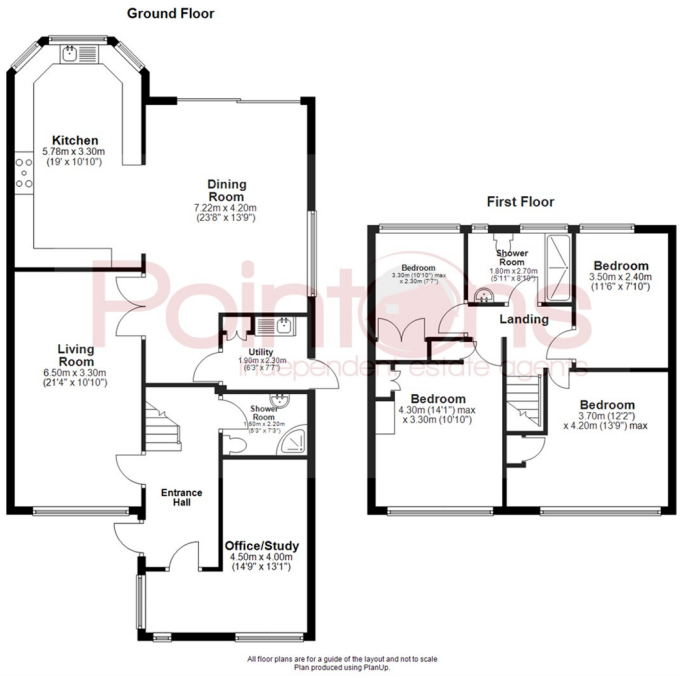
Bedroom
11'6" x 7'10" (3.50m x 2.40m)
With double glazed window to rear and radiator.

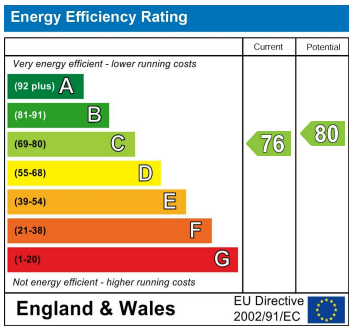
Bedroom
10'10" x 7'7" (3.30m x 2.30m)
With double glazed window to rear, radiator and fitted wardrobe.

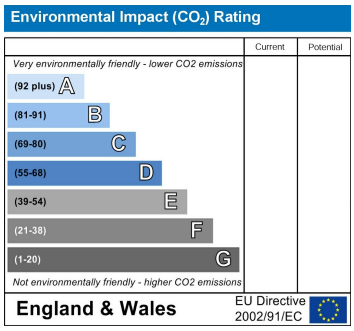
Shower Room
5'11" x 8'10" (1.80m x 2.70m)
Walk in cubicle with rainfall shower and screen, WC, hand wash basin with mixer tap and storage beneath, further built in storage, heated towel rail and two obscure double glazed windows to rear.

Outside
To the front of the property there is a block paved driveway for numerous vehicles, to rear an enclosed garden made up of patio and lawn.

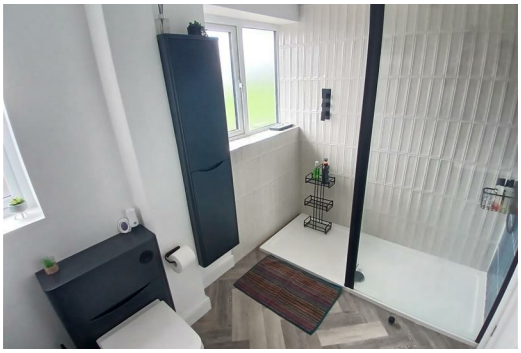
General Information
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.













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