



**Sheridan Drive, Galley Common
Nuneaton CV10 9QU
Asking Price £340,000**

Pointons Estate Agents are pleased to offer this immaculate detached residence located in a popular semi-rural village location in a cul-de-sac position. The property benefits from gas central heating and double glazing and the accommodation comprises entrance hall, lounge, dining room, recently re-fitted kitchen, guest cloakroom and conservatory. To the first floor there are four bedrooms, master having ensuite shower room and recently re-re-fitted family shower room. Outside to the rear is an enclosed garden with summer house and hot tub included and to the front is a recently block-paved driveway providing parking for 3+ cars and access to single garage (currently separated by stud walling). An internal inspection is strongly recommended to appreciate this property and is by strict appointment via the agents.



Entrance

Via double glazed entrance door leading into:

Entrance Hall

Double glazed window to front, radiator, Minton style tiled flooring, sunken low-voltage spotlights, stairs to first floor landing and door to:

Lounge

16'3" into bay x 13'5" (4.97m into bay x 4.11m)

Double glazed bay window to front, single and double radiators, wooden effect laminate flooring, TV point, wall lights and door to:

Dining Room

10'6" x 8'11" (3.19m x 2.73m)

Radiator, wooden effect laminate flooring, door leading to kitchen and double glazed sliding patio door to:

Conservatory

UPVC double glazed construction with double glazed polycarbonate roof and power connected, wooden laminate flooring, door to garden.

Kitchen/Breakfast Room

6'3" x 15'10" (1.91m x 4.82m)

Fitted with a matching range of base and eye level units with worktop space over, matching breakfast bar, 1+1/4 bowl stainless steel sink with single drainer, mixer tap and tiled splashbacks, plumbing for washing machine and dishwasher, space for fridge/freezer and range with extractor hood over, two double glazed windows to rear, two radiators, wooden effect ceramic tiled flooring, sunken low-voltage spotlights, wall mounted combination boiler serving heating system and domestic hot water with heating timer, door to side, door to under stairs storage cupboard, door to:

Inner Hallway

Wooden effect ceramic tiled flooring, doors to:

Cloakroom

Obscure double glazed window to side, fitted with two piece comprising, wash hand basin and low-level WC, tiled splashback, wooden effect ceramic tiled flooring, radiator.

Landing

Double glazed window to front, door to Storage cupboard and doors to:

Master Bedroom

13'6" x 10'6" (4.12m x 3.19m)

Double glazed window to front, fitted wardrobes with hanging rails, shelving and drawers, bedside cabinets, radiator, bi-fold door to:

En-suite Shower Room

Fitted with three piece suite comprising tiled shower cubicle, wall mounted wash hand basin, low-level WC and shaver point, sunken low-voltage spotlights.

Bedroom

11'1" x 7'0" (3.63m x 2.13m)

Double glazed window to front, fitted wardrobes with hanging rails and shelving, radiator.

Bedroom

10'8" x 7'7" (3.25m x 2.31m)

Double glazed window to rear, fitted wardrobes with hanging rail and shelving, radiator, coving to ceiling.

Bedroom

7'2" x 9'11" (2.18m x 3.01m)

Double glazed window to rear, radiator, coving to ceiling.

Shower Room

Recently refitted with three piece suite comprising shower enclosure, pedestal wash hand basin with mixer tap, low-level WC and heated towel rail, extractor fan, shaver point tiled splashbacks, obscure double glazed window to rear.

Outside

To the rear of the property is an enclosed garden with paved patio, lawn, shrub borders and hot tub. Access leading down the side leading to the front driveway which is block paved providing parking and access to both entrance and:

Garage

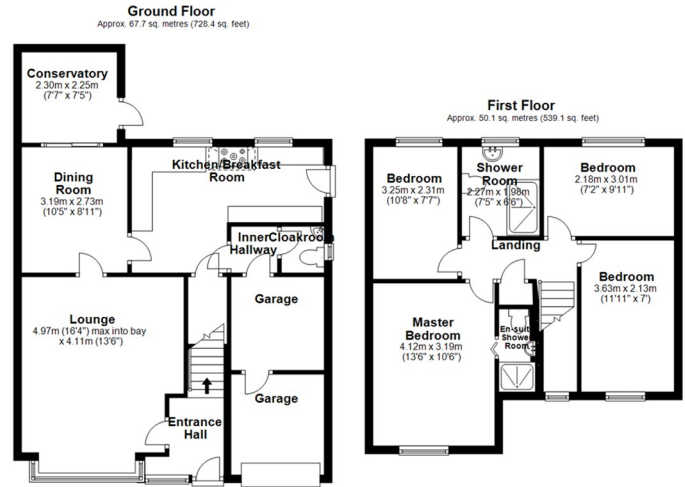
Being separated to two areas with connecting door. Accessed by personal door from the inner hall as well as an electric roller shutter door from the front drive. Power and light connected

Tenure

We are informed that the property is Freehold
Council Tax Band is D

General

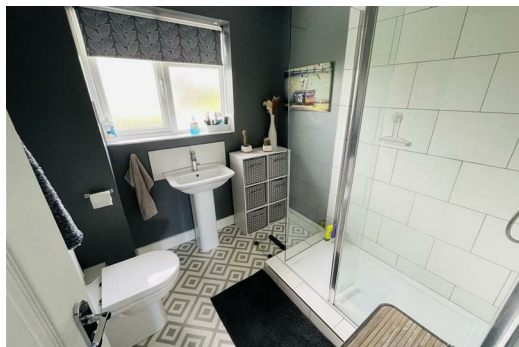
Please Note: All fixtures & fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



Total area: approx. 117.8 sq. metres (1267.5 sq. feet)

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (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 | | |
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| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |



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