



**11 Hickman Road, Galley Common
Nuneaton CV10 9NQ
Offers Over £275,000**

Pointons Estate Agents are delighted to offer this well presented, extended semi detached located on a popular thoroughfare through the suburban village of Galley Common benefiting from gas central heating and double glazing. In brief the accommodation comprises entrance hall, lounge, dining room, fitted kitchen and utility. To the first floor there are four bedrooms, master having ensuite and built in wardrobes and family bathroom. Outside is an enclosed rear garden, driveway providing parking three cars and larger than average garage. We strongly recommend all interested parties should arrange an internal inspection by prior appointment via the agents at their earliest convenience.



Entrance

Via double glazed entrance door leading into

Porch

Double glazed window to front, wooden laminate flooring, sunken low-voltage spotlights, door to:

Entrance Hall

Radiator, wooden laminate flooring, telephone point, central heating thermostat, stairs rising to first floor and door to:

Lounge

17'4" x 14'1" (5.28m x 4.29m)

Double glazed bow window to front, wall mounted gas fire with marble effect hearth, radiator, wooden laminate flooring, wall lights, coving to ceiling and door to:

Kitchen

9'5" x 14'1" (2.88m x 4.28m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer, mixer tap and tiled splashbacks, integrated dishwasher, electric fan assisted oven, four ring gas hob with extractor hood over, double glazed window to rear, wooden laminate flooring, door to utility room and opening to:

Dining Room

14'10" x 8'9" (4.52m x 2.66m)

Double glazed window to rear, radiator, wooden laminate flooring, wall lights, coving ceiling, double glazed French style double doors to garden,

Utility

9'6" x 4'9" (2.90m x 1.45m)

Fitted base units, stainless steel sink unit with single drainer and tiled splashbacks, plumbing for washing machine, space for fridge, double glazed window to rear, wooden laminate flooring, double glazed door to garden, door to:

Garage

With personal door, wall mounted gas combination boiler serving heating system and domestic hot water, remote-controlled electric up and over door, opening to understairs Storage.

First Floor Landing

Wooden laminate flooring, spindle balustrade, textured ceiling, door to Storage cupboard, doors to:

Master Bedroom

17'8" x 10'9" (5.38m x 3.27m)

Double glazed window to front, radiator, coving to ceiling, access to loft room with pull down ladder, being bordered, power, light and sky light, door to:

En-suite Shower Room

Fitted with three piece suite comprising tiled shower enclosure, vanity wash unit with cupboard under, mixer tap and shaver point, close coupled WC and heated towel rail tiling to all walls, obscure double glazed window to rear, ceramic tiled flooring, sunken ceiling spotlights, built-in wardrobes with full-length mirrored sliding door, hanging rails and shelving.

Bedroom

14'7" x 10'0" (4.44m x 3.06m)

Double glazed window to front, radiator, access to loft space.

Bedroom

10'6" x 7'0" (3.20m x 2.14m)

Double glazed window to front, radiator, wooden laminate flooring.

Bedroom

11'3" x 9'1" (3.42m x 2.77m)

Double glazed window to rear, radiator, wooden laminate flooring.

Bathroom

Fitted with three piece suite comprising panelled bath with shower over and glass screen, vanity wash unit with cupboard under and mixer tap and low-level WC, tiling to all walls, heated towel rail, double glazed window to rear, wooden laminate flooring.

Outside

To the rear is an enclosed garden mainly laid to lawn with shrub borders, decking, path leading to shed. To the front is a blockpaved driveway providing parking for three cars, access to garage and entrance.

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.

Council Tax

Upon inspecting the gov.uk website we discovered that this property is C band and tax payable is to Nuneaton & Bedworth Borough Council.

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