Pointons
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Hickman Road, Nuneaton
CV10 9NG
£280,000

Freehold - Nuneaton & Bedworth Borough Council Band: C - EPC: D

Located on Hickman Road in the charming area of Galley Common, this delightful dormer detached bungalow offers a wonderful opportunity for those seeking a spacious family home. The property boasts a classic design that is both functional and inviting.

Upon entering, you are greeted by a welcoming entrance hall that leads to a generous reception room, perfect for family gatherings or entertaining guests. The bungalow features four well-proportioned bedrooms, two on the ground floor, providing ample space for a growing family or the possibility of creating a home office or guest room. The bathroom and kitchen, whilst in need of some modernisation, offers a blank canvas for you to create your ideal sanctuary.

One of the standout features of this property is the conservatory, which invites natural light and offers a serene space to relax. The central heating and double glazing ensure comfort throughout the seasons, making this home a cosy retreat. For those with vehicles, the property provides parking for up to three cars, a valuable asset in today's busy world. With no onward chain, this bungalow presents a seamless opportunity for a swift move. While the property does require some upgrading, it is a fantastic chance to personalise your new home to your taste and style.







Entrance
Via double glazed entrance door leading into:

Entrance Hall
13'10" x 5'3" (4.22m x 1.59m)
Double radiator, central heating thermostat, stairs to first floor landing, doors to:

Bedroom
10'0" x 7'11" (3.04m x 2.41m)
Double glazed window to front, radiator, telephone point and textured ceiling.

Bedroom
14'1" x 8'8" (4.29m x 2.63m)
Double glazed window to front, double radiator and textured ceiling.

Bathroom
6'5" x 7'11" (1.95m x 2.41m)
Fitted with three piece coloured suite with comprising, panelled bath with shower over, pedestal wash hand basin and low-level WC, obscure double glazed window to side, radiator, door to linen cupboard with shelving.

Lounge
11'3" x 15'3" (3.42m x 4.64m)
Double radiator, telephone point, TV point, wall lights, textured ceiling, double glazed sliding patio door conservatory and further door to:

Kitchen/Dining Room
15'9" x 8'0" (4.81m x 2.43m)
Fitted with a matching range of base and eye level units with worktop space over, twin bowl stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, electric fan assisted oven, four ring electric hob with extractor hood over, dual aspect double glazed windows to side and rear, wall mounted combination boiler serving heating system and domestic hot water, door to:

Conservatory
7'1" x 14'3" (2.15m x 4.35m)
Brick and double glazed construction with polycarbonate roof, double radiator, ceramic tiled flooring, double glazed French style double doors to garden.

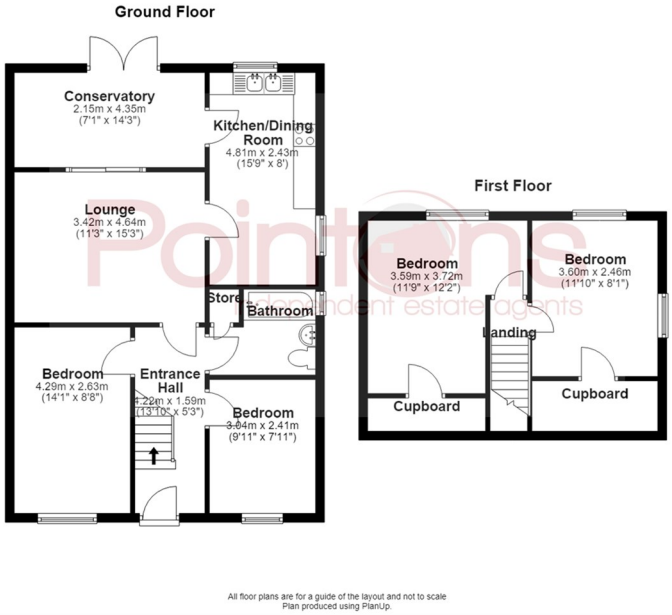
Landing
9'10" x 2'9" (2.99m x 0.85m)
Doors to:

Bedroom
11'9" x 12'2" (3.59m x 3.72m)
Double glazed window to rear, radiator, textured ceiling, door to under-eaves storage area:

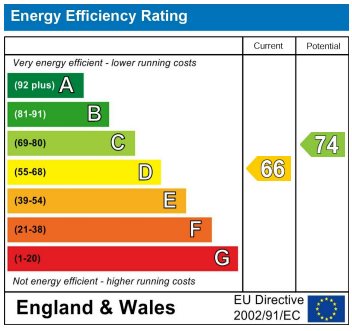
Bedroom
11'10" x 8'1" (3.60m x 2.46m)
Double glazed window to rear, double glazed window to side, radiator, textured ceiling, door to under-eaves storage area

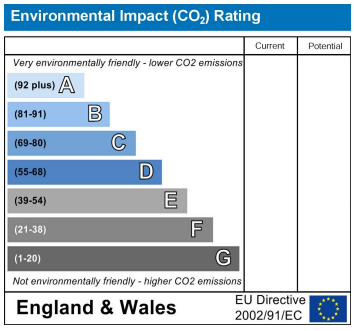
Outside
To the rear is an enclosed mature rear garden with shrubs, bushes, trees, lawn, greenhouse and garden shed. A detached garage with additional personal access. To the front is a further mature garden with shrubs and bushes, and a driveway to the side leading to the garage.

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. Council tax is payable to Nuneaton & Bedworth Borough Council and is Band C



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











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