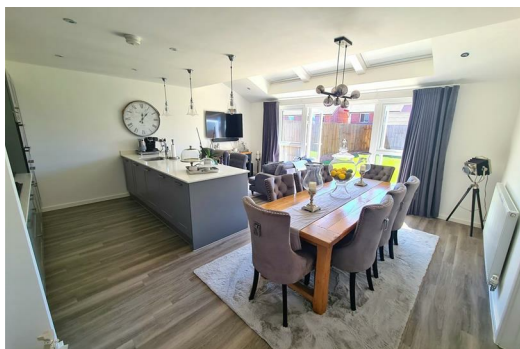




**15 Polar Avenue, Galley Common
Nuneaton CV10 9SX
Offers Over £400,000**

Pointons are delighted to offer for sale this showhome standard four bedroom detached house built by Countryside homes in 2021 to a high specification & designed to meet the needs of a modern family lifestyle. This spacious property must truly be view to appreciate & benefits from having double glazed, gas central heating & NHBC guarantees remaining on the house. In brief the property comprises of entrance hall, lounge, spacious kitchen/diner living that would make the perfect space for entertaining plus integrated appliances to the kitchen including fridge/freezer, dishwasher, double oven & a five ring hob, utility & ground floor W.C. To the first floor there are four double bedrooms with three having mirror fronted fitted wardrobes & the master offering an en-suite shower room. And a family bathroom having a four piece suite with bath & separate tiled cubicle. To the rear of the property is a south facing enclosed garden & to the front a driveway providing offroad parking leading onto garage having an up & over door with power & lighting. This property would make an excellent family home for many years to come & must truly be viewed to appreciate. To organise your viewing contact us today. EPC-B



Entrance Hall

Having entrance door, ceramic tiled flooring, radiator, understairs storage cupboard, a fully fitted alarm system complete with push button and fob disarming is located within the hallway adding extra security to the property & stairs off to the first floor.

Lounge

16'1" x 11'3" (4.90m x 3.42m)

Having double glazed bay window to front, TV point & telephone point.

Kitchen/Diner

16'7" x 18'4" (5.06m x 5.60m)

The kitchen area is fitted with a matching range of base and eye level units with quartz worktop space over, stainless steel sink unit with single drainer and mixer tap, double electric fan assisted oven, five ring gas hob with extractor above, built-in fridge/freezer and dishwasher, mosaic splash back tiling two double glazed windows to rear, two radiators, a snug area that offers the perfect space to host as well as space for an eight seater dining table, three double glazed velux windows & double glazed French double doors into garden.

Utility

7'1" x 6'0" (2.15m x 1.83m)

Fitted with a matching range of base and eye level units with worktop space over, plumbing for washing machine, space for tumble dryer, radiator, laminate flooring & double glazed door into garden.

WC

Fitted with a matching two piece suite comprising of low level W.C & wash hand basin with mixer taps, frosted double glazed window to rear, radiator & laminate flooring.

Landing

Having storage cupboard, access to loft & doors of to various rooms.

Bedroom

16'9" x 11'0" (5.10m x 3.36m)

Having double glazed bay window to front, fitted double wardrobe with full-length mirrored sliding doors having hanging rail & overhead storage & radiator.

En-suite Shower Room

Three piece suite with tiled shower cubicle, wash hand basin with drawer & mixer tap and low-level WC, double glazed window to side, heated towel rail & tiled flooring.

Bedroom

11'3" x 12'10" (3.43m x 3.91m)

Having double glazed box window to front, radiator & fitted wardrobe having mirror fronted sliding doors with hanging rail & over head storage.

Bedroom

10'7" x 10'4" (3.22m x 3.16m)

Double glazed window to rear, radiator & fitted wardrobe having mirror fronted sliding doors with hanging rail & overhead storage.

Bedroom

9'1" x 7'8" (2.77m x 2.34m)

Double glazed window to rear & radiator.

Bathroom

Fitted with four piece suite with panelled bath with shower off taps, wash hand basin with drawer & mixer tap, tiled shower cubicle and low-level WC, double glazed window to rear & having tiled flooring.

Outside (Front)

To the front of the property is a tarmaced driveway providing offroad parking leading onto front door & garage as well as offering gated side access to the rear of the property & a lawned garden.

Outside (Rear)

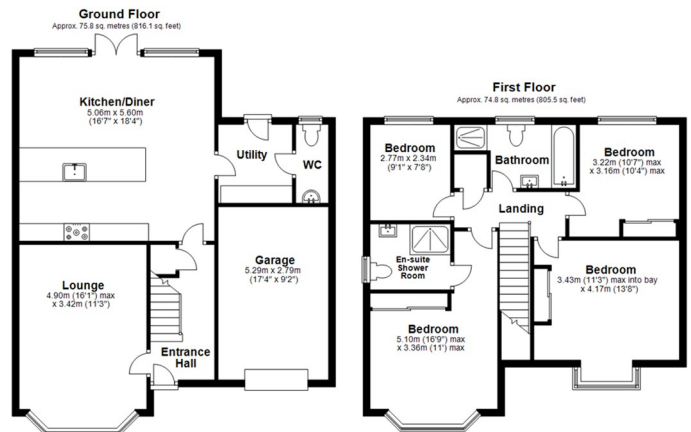
To the rear of the property is a south facing enclosed garden having paved patio area leading onto a lawned area with shrub borders

Garage

With up & over door having power & lighting as well as housing gas combination boiler serving heating & hot water systems.

General Information

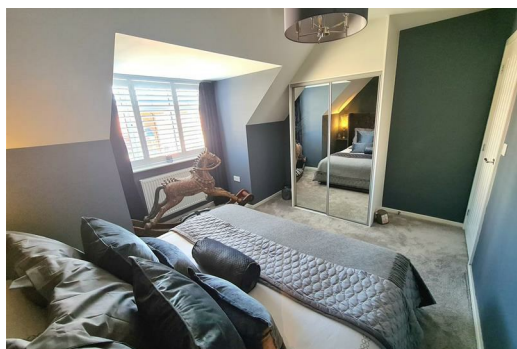
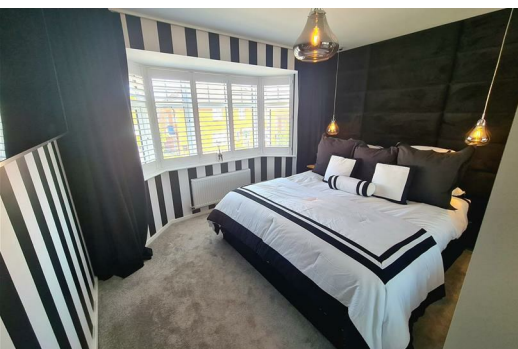
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



Total area: approx. 150.7 sq. metres (1621.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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