



**Cabinhill Road, Nuneaton  
CV10 9RN  
£365,000**

Nestled on the desirable Cabinhill Road in Galley Common, this splendid detached house offers a perfect blend of comfort and convenience. With four generously sized bedrooms, this property is ideal for families seeking ample living space. The house boasts an inviting reception room, providing versatile areas for relaxation and entertainment. As you enter, you are greeted by a welcoming entrance hall that sets the tone for the rest of the home. The guest cloakroom adds an extra touch of practicality, making it easy for visitors to feel at home. The property features an en-suite and a family bathroom, ensuring that morning routines run smoothly for everyone.

One of the standout features of this home is its corner position, which not only enhances privacy but also allows for a spacious driveway and a garage, providing ample parking and storage options. Additionally, the presence of network points in most rooms ensures that you can stay connected with ease, whether for work or leisure.

With no chain involved, this property is ready for you to move in and make it your own. The combination of its thoughtful layout, modern amenities, and prime location makes this house a truly attractive option for those looking to settle in Nuneaton. Don't miss the opportunity to view this delightful home that promises both comfort and convenience.



### Entrance

Via canopy porch and double glazed door leading into:

### Entrance Hall

Radiator, stairs to first floor landing with spindles, wooden effect vinyl flooring and doors to:

### Cloakroom

Fitted with two piece suite comprising, pedestal wash hand basin, low-level WC and extractor fan, tiled splashback, radiator, wooden effect vinyl flooring and sunken low-voltage spotlights.

### Cupboard

Having network hub

### Storage

Under-stairs storage cupboard providing storage

### Kitchen/Dining Room

19'8" x 11'9" (6.00m x 3.57m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl stainless steel sink unit with single drainer and mixer tap, integrated fridge/freezer and dishwasher, eye level electric fan assisted double oven, five ring gas hob with extractor hood over, dual aspect double glazed windows to front and side, double radiator, wooden effect vinyl flooring and sunken ceiling spotlights, opening into:

### Utility

4'8" x 6'6" (1.41m x 1.97m)

Base unit with worktop space, integrated washing machine, wooden effect vinyl flooring, double glazed door to leading to side:

### Reception Room

19'8" x 11'4" (6.00m x 3.46m)

Double glazed window to front, radiator, TV point, double glazed French double doors to garden.

### Landing

Radiator, access to loft space and doors to:

### Main Bedroom

11'1" x 11'7" (3.39m x 3.52m)

Double glazed window to side, radiator, door to:

### En-suite Shower Room

Three piece suite comprising tiled shower enclosure, pedestal with mixer tap, low-level WC and heated towel rail, extractor fan tiled splashbacks, wooden effect vinyl flooring and sunken ceiling spotlights.

### Bedroom

9'10" x 12'0" (2.99m x 3.65m)

Double glazed window to side, radiator,

### Bedroom

9'9" x 10'1" (2.96m x 3.07m)

Dual aspect double glazed windows to front and side, radiator.

### Bedroom

8'5" x 10'2" (2.56m x 3.11m)

Double glazed window to front, radiator.

### Family Bathroom

Fitted with three piece suite comprising panelled bath with an independent shower over and folding glass screen, pedestal wash hand basin with mixer tap and low-level WC, tiled splashbacks, heated towel rail, obscure double glazed window to front, wooden effect vinyl flooring and sunken ceiling spotlights.

### Airing Cupboard

Airing cupboard housing, hot water cylinder with linen shelving.

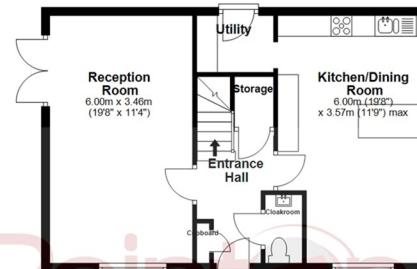
### Outside

The property is located on a corner and has garden area to three sides. The rear garden is mainly laid to lawn with paved patio and rear pedestrian access to double length driveway leading to detached garage..

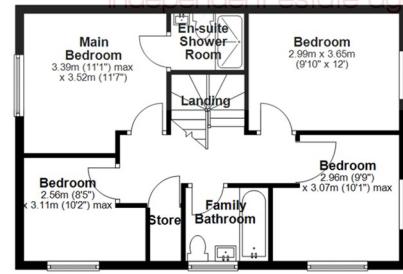
### General Information

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 D

Ground Floor



First Floor



All floor plans are for a guide of the layout and not to scale.

Plan produced using PlanItUp.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus) A		95
(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<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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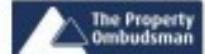
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