



**Cabinhill Road, Galley Common  
Nuneaton CV10 9RN  
Asking Price £335,000**

Pointons Estate Agents are pleased to offer this immaculate detached family residence built by Taylor Wimpey in 2020 holding NHBC guarantee for approximately 8 remaining years. The property is located in a popular residential area in Galley Common and benefits from gas central heating and double glazing. In brief the accommodation comprises through hall, lounge, kitchen / family dining room and guest cloakroom. To the first floor there are four bedrooms, master having ensuite and separate family bathroom. Outside are gardens to both front and rear, driveway providing parking and access to integrated garage. An internal inspection is strongly recommended and viewings are by prior appointment via the agent



#### Entrance

Via canopy porch leading to double glazed entrance door into:

#### Entrance Hall

Stairs to first floor landing with spindles, radiator and doors to:

#### Cloakroom

Fitted with two piece suite comprising, pedestal wash hand basin with mixer tap and tiled splashback, low-level WC and extractor fan, radiator.

#### Lounge

18'4" x 10'6" (5.58m x 3.19m)

Double glazed bay window to front, two radiators, telephone point, TV point, double doors also leading to:

#### Kitchen/Dining Room

9'9" x 26'0" (2.98m x 7.93m)

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, stainless steel swan neck mixer tap and tiled splashbacks, integrated washing machine, dishwasher and fridge/freezer, eye level electric double oven, five ring gas hob with extractor hood over, two double glazed windows to rear, double glazed double doors to garden, door leading back to entrance hall.

#### Landing

Double glazed window to front, radiator, access to part boarded loft space with ladder, door to Storage cupboard, further doors to:

#### Master Bedroom

10'2" x 14'2" (3.11m x 4.31m)

Double glazed window to rear, fitted wardrobes with full-length mirrored doors, hanging rails and shelving, radiator, door to:

#### En-suite Shower Room

Fitted with three piece suite comprising tiled shower enclosure, pedestal wash hand basin, low-level WC and heated towel rail, extractor fan tiled surround.

#### Bedroom

9'11" x 11'8" (3.03m x 3.56m)

Double glazed window to rear, fitted wardrobes with full-length mirrored doors, hanging rails and shelving, radiator.

#### Bedroom

8'8" x 8'5" (2.65m x 2.56m)

Double glazed window to front, radiator.

#### Bedroom

12'4" x 11'0" (3.77m x 3.35m)

Double glazed window to front, fitted wardrobes with full-length mirrored doors, hanging rails and shelving, radiator.

#### Bathroom

Fitted with three piece suite comprising panelled bath with shower over, pedestal wash hand basin with mixer tap and low-level WC, tiled surround, heated towel rail, extractor fan, obscure double glazed window to side, door to Storage cupboard.

#### Airing Cupboard

Housing Tribune water tank and linen shelf.

#### Outside

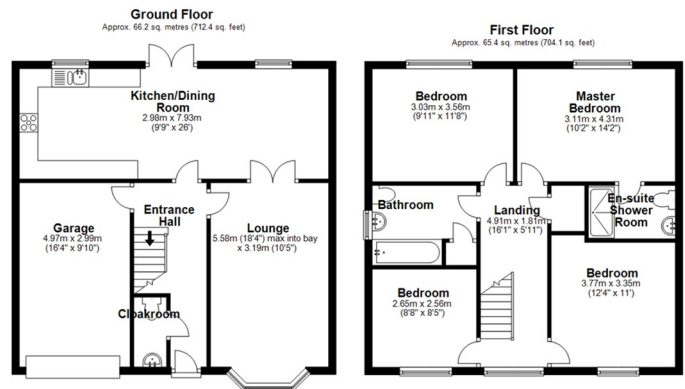
To the rear is an enclosed garden mainly laid to lawn, paved patio and pedestrian access to the front. The front has a driveway providing parking for two cars, access to garage and further lawn area

#### Garage

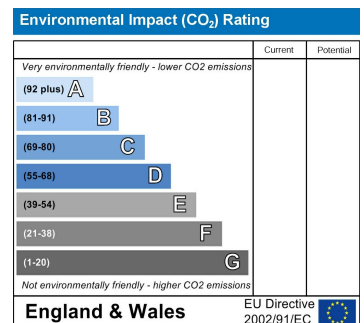
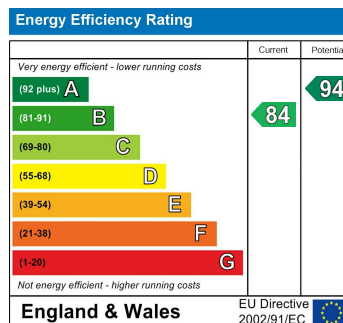
With personal door, power and light connected, wall mounted boiler serving heating system and domestic hot water, Up and over door.

#### 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. 131.6 sq. metres (1416.5 sq. feet)



**WWW.POINTONS-GROUP.COM**

2 Bond Gate Chambers  
**NUNEATON**  
CV11 4AL  
**024 7637 3300**  
nuneaton@pointons-group.com

109 New Union Street  
**COVENTRY**  
CV1 2NT  
**024 7663 3221**  
coventry@pointons-group.com

74 Long Street  
**ATHERSTONE**  
CV9 1AU  
**01827 711911**  
atherstone@pointons-group.com

