



9 Addison Close, Galley Common Nuneaton CV10 9RD Guide Price £360,000

Pointons are delighted to offer for sale this extended, modernised four bedroom detached house located on a quiet cul-de-sac, located in the popular village of Galley Common. The property itself offers plenty of pleasing features from a recently fitted gas combination boiler, new fuse board, en-suite bathroom, & a newly landscaped garden.

Benefiting from having double glazing & gas central heating & in brief comprises of entrance hall, lounge, dining room, office, kitchen & ground floor W.C. To the first floor there are four bedrooms with the master benefiting from having an en-suite bathroom & a shower room. To rear is a landscaped garden having decking area & to the bottom a wooden gazebo that offers the perfect spot to host. To the front is a tarmaced driveway providing offroad parking for multiple cars. This house would make an excellent family home for many years to come & must truly be viewed to appreciate. Offered with no upward chain to organise your viewing contact us today. EPC-D



Entrance Hall

Having entrance door, radiator, laminate flooring & stairs off to first floor.

Lounge

14'4" x 12'10" (4.36m x 3.90m)

Having double glazed bow window to front, feature gas fireplace with marble style surround and hearth, double radiator, laminate flooring, telephone point, TV point & being open plan through to dining room.

Dining Room

10'7" x 14'8" (3.23m x 4.48m)

Double glazed window to rear, radiator, laminate flooring & double glazed French doors onto garden.

Kitchen

10'7" x 16'7" (3.23m x 5.05m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl china butler style sink unit with single drainer and stainless steel swan neck mixer tap, built-in dishwasher, plumbing for washing machine, space for fridge/freezer, fitted eye level electric fan assisted oven, built-in four ring electric with extractor hood over, two double glazed windows to rear, radiator, laminate flooring & understairs storage cupboard.

WC

Two piece suite comprising of pedestal wash hand basin with mixer tap & W.C with laminate flooring.

Office

7'6" x 5'11" (2.29m x 1.80m)

Having double glazed window to front & laminate flooring.

Landing

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

Bedroom

13'1" x 9'2" (3.98m x 2.80m)

Double glazed window to front, radiator & storage cupboard having hanging rail.

En-suite Bathroom

Fitted with three piece suite with panelled bath with hand shower attachment off and taps, pedestal wash hand basin with mixer tap and low-level WC & double glazed window to front.

Bedroom

12'0" x 7'7" (3.67m x 2.30m)

Having double glazed window to rear & radiator.

Bedroom

9'9" x 9'5" (2.97m x 2.86m)

Having double glazed window to rear, radiator & fitted wardrobe having hanging rail & mirror fronted sliding doors.

Bedroom

16'5" x 9'1" (5.01m x 2.77m)

Having double glazed window & radiator.

Shower Room

Fitted with three piece suite comprising tiled shower cubicle, pedestal wash hand basin with mixer tap and low-level WC, double glazed window to rear & vinyl flooring.

Garage

Having up & over door with power & lighting.

Outside (Front)

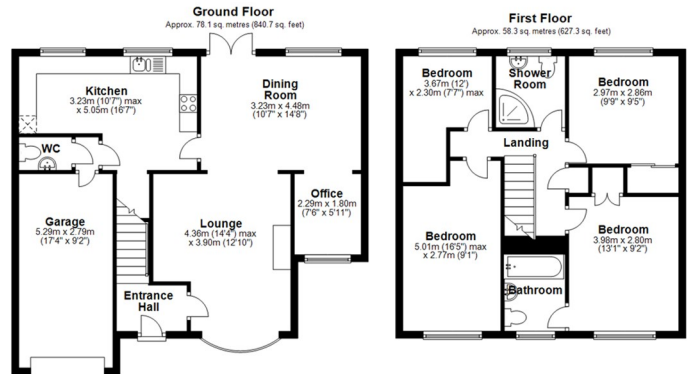
To the front of the property is a tarmaced driveway providing offroad parking for multiple cars leading onto garage & front door. The property also has a gated side access alleyway onto rear garden.

Outside (Rear)

To the rear of the property is a generous garden having paved patio area leading on lawned area with shrub borders, decking area to the bottom of the garden is a paved patio area that is perfect for BBQ's shelters by a wooden gazebo & summer house.

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. 136.4 sq. metres (1468.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	
	63	81

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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