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part of

**SHELDON  
BOSLEY**  
KNIGHT

LAND AND  
PROPERTY  
PROFESSIONALS



Caesar Drive, Nuneaton, CV11 6ZD



# Property Description

\*\*\*NEW PRICE!\*\*\* This well presented spacious detached property briefly accommodates entrance hall with staircase to the first floor landing, spacious lounge with a feature media wall and PVCu double glazed French doors to the rear. The dining kitchen has a range of modern light grey coloured units with integrated stainless steel gas hob with stainless steel canopy extractor hood above and electric oven beneath. Further integrated appliances include a dishwasher and fridge/freezer. Leading off from the kitchen is the dining table area which also has a built in storage cupboard. The utility room has space for a washing machine and tumble dryer with work surface above and provides access to the cloakroom W.C which has a white coloured low level W.C and pedestal hand wash basin.

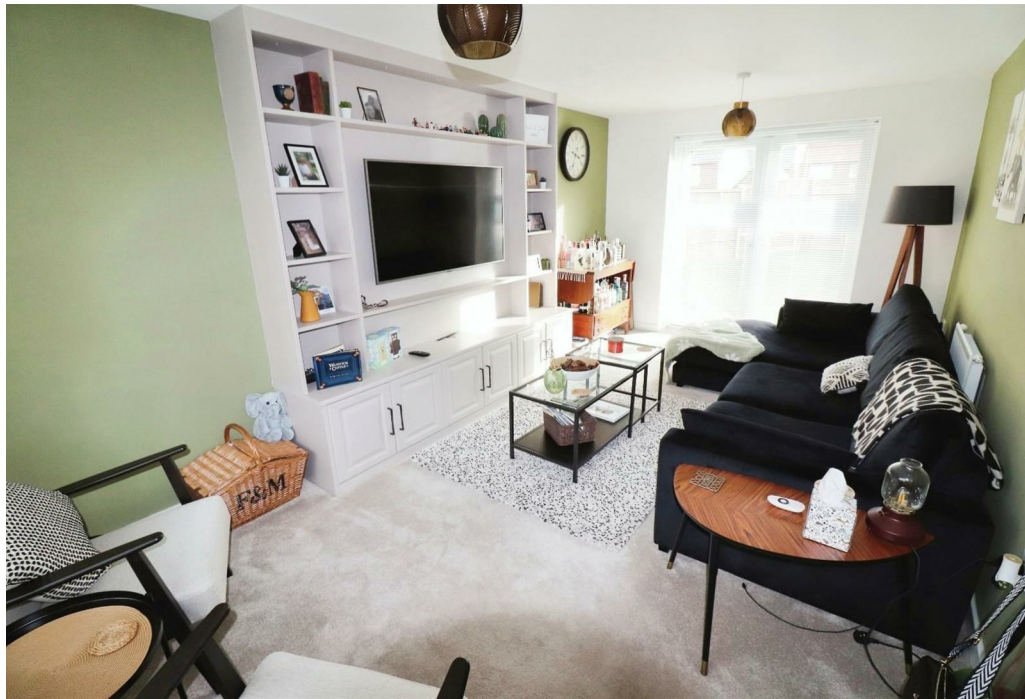
The first floor landing has a PVCu double glazed window to the rear elevation, storage cupboard and provides access to the three good size bedrooms. The master bedroom has a en-suite shower room comprising a white coloured pedestal hand wash basin, low level W.C and shower cubicle. The family bathroom also has a white coloured suite comprising panelled bath with shower unit, pedestal hand wash basin and a low level W.C. The property also benefits from gas central heating and PVCu double glazing.

Outside the property is situated on a corner plot with the front and side gardens being laid to lawn with shrub borders. The rear garden is laid to lawn and enclosed by fencing, brick wall and incorporated side gate.

Internal viewing is highly recommended to fully appreciate the spacious well presented accommodation being offered for sale.









Total floor area 89.8 m<sup>2</sup> (966 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

## Key Features

- Spacious Modern Detached House
- Situated On A Corner Plot
- Spacious Lounge With Media Wall
- Dining Kitchen With Integrated Appliances
- Utility Room & Cloakroom W.C
- Three Good Size Bedrooms
- En-Suite Shower Room
- Family Bathroom
- GFCH & PVCu Double Glazing
- Gardens & Driveway

**Reduced**  
**£300,000**

EPC Rating - B

Tenure - Freehold

Council Tax Band - D

Local Authority -

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