



26 Hereward Way | Nuneaton | CV10 0FA

An opportunity to purchase an exceptionally presented spacious FOUR bedroom 'Davidson's' built modern family home located upon the sought after Church Fields Development and being within the 'Higham Lane' catchment area. Built to a high specification and occupying a quiet plot with no through traffic and overlooking open grasslands, walkways and trees whilst also ideally located within easy access of the A444, A5, Nuneaton Town centre and all amenities.

Offers In Excess Of £435,000

- Stunning 4 Bedroom DETACHED home
- Davidsons Estate in Weddington
- Higham Lane catchment area
- Extremely sought-after location
- Superb condition



Property Description

SUMMARY

An opportunity to purchase an exceptionally presented spacious FOUR bedroom 'Davidson's' built modern family home located upon the sought after Church Fields Development and being within the 'Higham Lane' catchment area.

Built to a high specification and occupying a quiet plot with no through traffic and overlooking open grasslands, walkways and trees whilst also ideally located within easy access of the A444, A5, Nuneaton Town centre and all amenities.

The property has recently been decorated to an exceptionally high standard with upgraded fitted wardrobes and in more detail comprises:

Reception hall. Guest Cloakroom. Lounge. Spacious open plan family dining kitchen with separate utility Room. Four Bedrooms. Master Bedroom with Dressing Room and En Suite Shower Room. Family Bathroom. Gardens to Front & Rear

The property has a garage and parking for multiple vehicles including additional parking space to the front.

ENTRANCE HALL

Composite entrance door, Amtico flooring, double central heating radiator, built in storage cupboard.

GUEST CLOAKROOM

UPVC double glazed window to side aspect, Amtico flooring, low level wc, wash hand basin, half tiled walls, extractor fan.

LOUNGE

17' 5" x 11' 4" (5.317m x 3.469m) UPVC double glazed window to front aspect, fitted carpet, dual double central heating radiators.

BREAKFAST KITCHEN

19' 6" x 17' 5" (5.946m x 5.311m) Fitted with range of matching base units and wall cupboards, work surfaces over, inset one and a half bowl single drainer stainless steel sink unit. 'AEG' oven and grill, 'AEG' five burner hob, Fridge/freezer, dishwasher and integrated microwave. UPVC double glazed window to rear

aspect, double central heating radiator, UPVC double glazed French Doors leading to Rear Garden.

UTILITY ROOM

Amtico flooring and plumbing for washing machine.

STAIRS AND LANDING

UPVC double glazed window to front aspect, fitted carpet, dual single central heating radiators, built in airing cupboard housing the boiler.

BEDROOM TWO

11' 3" x 10' 10" (3.450m x 3.310m) UPVC double glazed window to front aspect, fitted carpet, single central heating radiator, double wardrobes.

BEDROOM THREE

12' 1" x 11' 3" (3.699m x 3.453m) UPVC double glazed window to rear aspect, fitted carpet, single central heating radiator.

BEDROOM FOUR

14' 1" x 8' 2" (4.312m x 2.499m) UPVC double glazed window to rear aspect, fitted carpet, single central heating radiator.

BATHROOM

8' 3" x 7' 9" (2.525m x 2.368m) Panelled bath with mixer tap shower attachment, pedestal wash hand basin, low level w.c., walls tiled to splash back areas, central heating radiator, tiled flooring, UPVC double glazed window to front aspect, extractor fan.

BEDROOM ONE

22' 1" x 16' 2" (6.751m x 4.94m) UPVC double glazed window to front aspect, double central heating radiator, dressing area having Velux window and fitted wardrobes.

ENSUITE SHOWER ROOM

6' 6" x 8' 3" (2.012m x 2.540m) Shower cubicle with shower, low

level w.c, pedestal wash hand basin, walls tiled to splash back areas, tiled flooring, double central heating radiator, extractor fan, Velux window to rear.

FRONT GARDEN

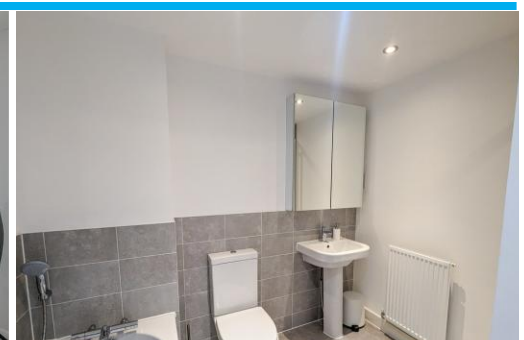
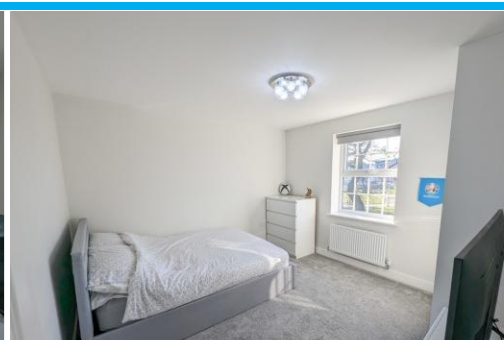
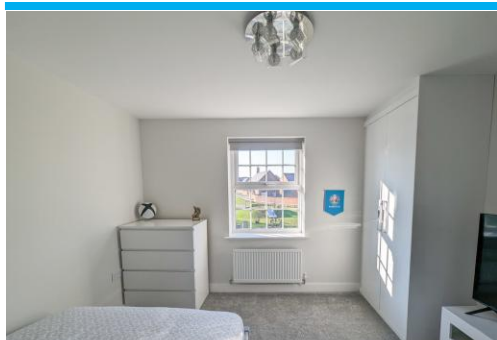
Tarmac driveway providing off road parking and giving direct access to the garage.

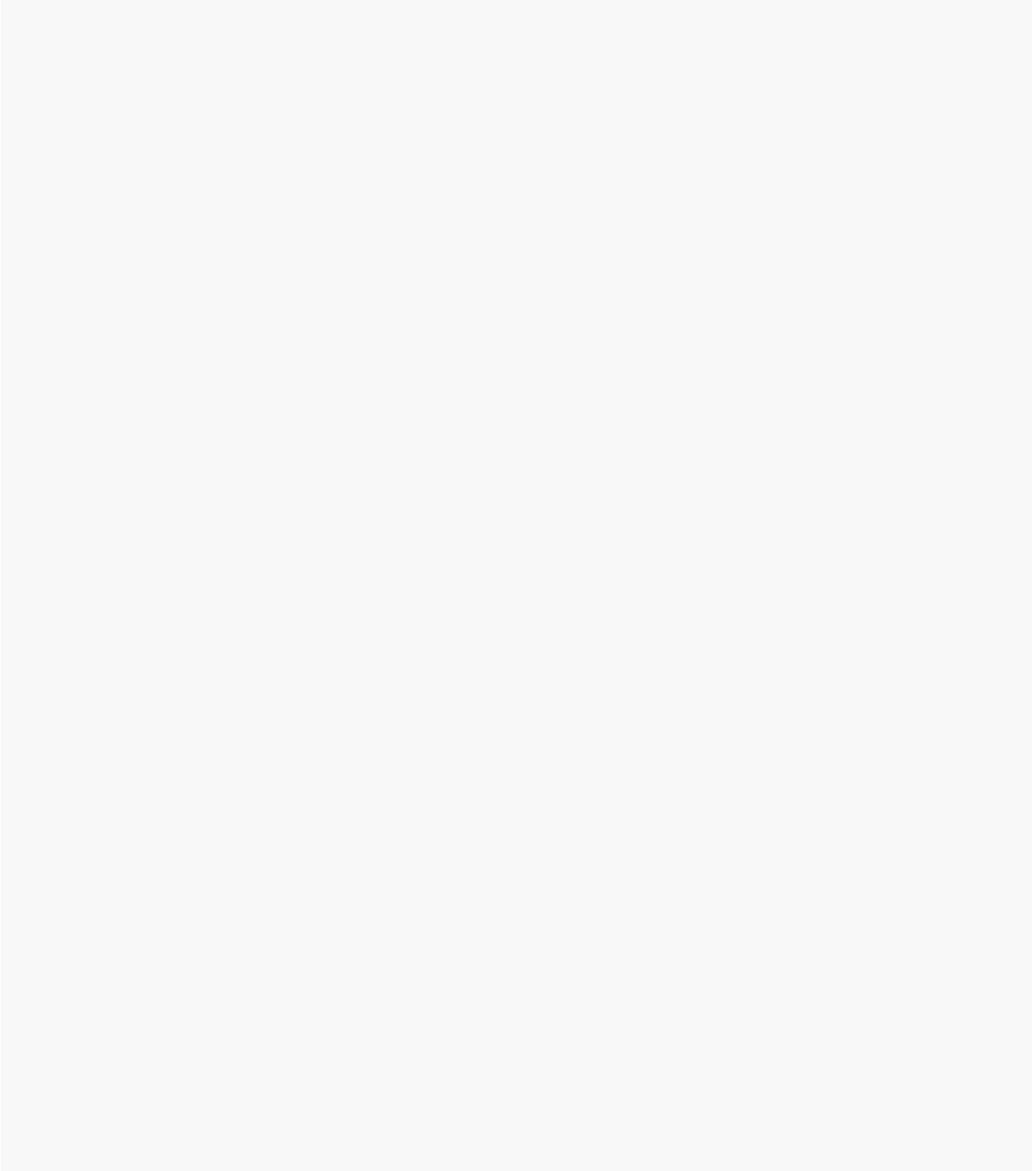
GARAGE

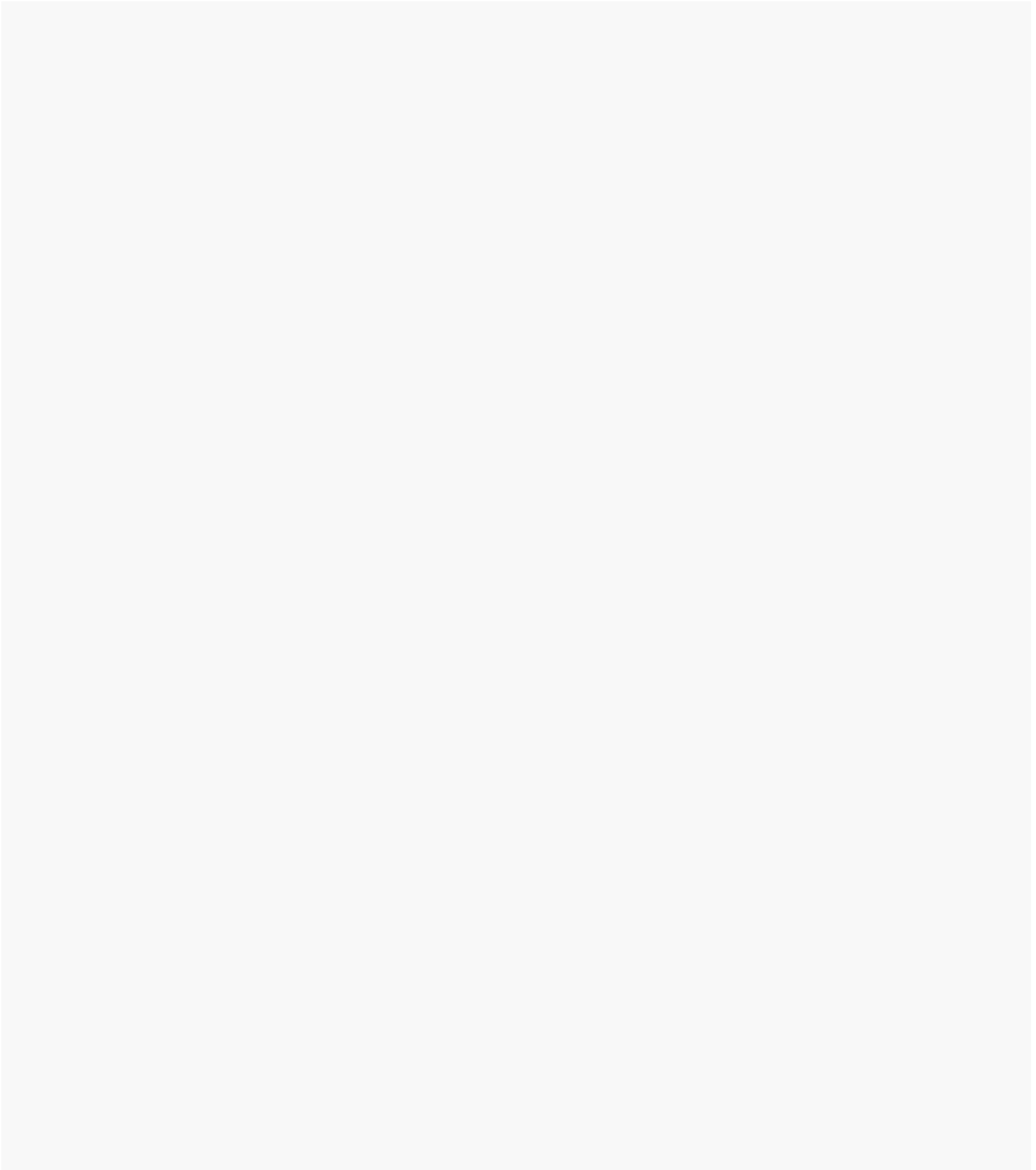
Single garage with up and over door, power and light.

REAR GARDEN

Patio area, security lighting, well maintained lawn, fenced boundaries.









Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		