



1 Sennen Close | Nuneaton | CV11 6FL

STUNNING FOUR BEDROOM DETACHED FAMILY HOME SET ON A GENEROUS PLOTSOUGHT AFTER AREA ON HORESTON GRANGE***FANTASTIC GARDEN WITH BAR & PERGOLA***IMMACULATE THROUGHOUT.....In more detail the property comprises; entrance hall, guests WC, lounge, converted garage into sitting/play room, lovely fitted kitchen diner with island, and utility room. The first floor boasts four bedrooms, including master bedroom with en-suite, and family bathroom. Ample parking to the front with a block paved drive, and landscaped garden with feature bar, and pergola. Freehold. Council Tax Band D. EPC Rating C.

Asking Price Of £399,950

- Immaculate Condition Throughout
- Spacious Four Bedroom Detached
- Generous Plot With Fantastic Garden
- Ample Parking
- Stunning Kitchen /Diner



Property Description

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IN MORE DETAIL THE PROPERTY COMPRISES;

ENTRANCE HALL

Access to the property via double glazed panel composite door, luxury flooring tiles, panel radiator, stairs ascending to first floor landing, under stairs storage, and doors to;

GUESTS WC

With obscure UPVC double glazed window to front aspect, low level WC, wash basin, heated chrome towel rail. Tiled floor to ceiling.

SITTING / PLAY ROOM

11' 1" x 7' 6" (3.38m x 2.29m) With UPVC double glazed window to front aspect, panel radiator.

LOUNGE

17' 5" x 8' 7" (5.31m x 2.62m) With UPVC double glazed window to front bay aspect, panel radiator, feature media wall with inset electric fire.

KITCHEN/DINER

10' 5" x 25' 6" (3.18m x 7.77m) With UPVC double glazed windows to rear aspect, UPVC double glazed French doors leading to the garden. The kitchen comes with a modern range of wall and base units with contrasting work tops, inset one and half bowl sink and drainage unit,

integrated electric oven with four ring gas hob, extractor hood, and built in dishwasher. Feature island with six seats for dining, and snug area. Opening into;

UTILITY ROOM

6' 8" x 7' 4" (2.03m x 2.24m) With obscure UPVC double glazed door leading to side access. Further units with work top and inset sink and drainage unit, with undercounter plumbing for washing machine.

LANDING

Access to the loft with pull down ladders, and location of the gas central heating boiler. Airing cupboard, and doors leading to;

MASTER BEDROOM

12' 9" x 10' 8" (3.89m x 3.25m) With UPVC double glazed window to rear aspect, panel radiator. Door to;

ENSUITE

With obscure UPVC double glazed window to side aspect, low level WC, wash basin, shower cubicle, panel radiator, extractor fan.

BEDROOM TWO

9' 9" x 9' 9" (2.97m x 2.97m) With UPVC double glazed window to rear aspect, panel radiator.

BEDROOM THREE

15' 3" x 7' 7" (4.65m x 2.31m) With UPVC double glazed window to front aspect, panel radiator.

BEDROOM FOUR

7' 3" x 7' 9" (2.21m x 2.36m) With UPVC double glazed window to front aspect, panel radiator.

FAMILY BATHROOM

6' 6" x 7' 1" (1.98m x 2.16m) With obscure UPVC double glazed window to rear aspect, panel radiator. White bathroom suite comprising; panelled bath with shower over, low level WC, and wash

basin, extractor fan.

OUTSIDE

To the front is a block paved driveway, providing off road parking for several vehicles, side border with surrounding fence panels, and side gate leading to a paved pathway to access the rear garden.

The rear is landscaped with a generous patio area, and feature bar, with covered pergola, astro turf lawn, and pebbled area.

GENERAL INFORMATION MATERIAL INFORMATION PART C

Nuneaton & Bedworth Borough Council. Council Tax Banding D. EPC Commissioned. Located in a low flood risk area.

The Vendor has informed the agents, they are not aware of any building safety issues.

The vendor has informed the agents they are not aware of any planning Considerations.

The Vendor has informed the agents construction is Standard Brick.

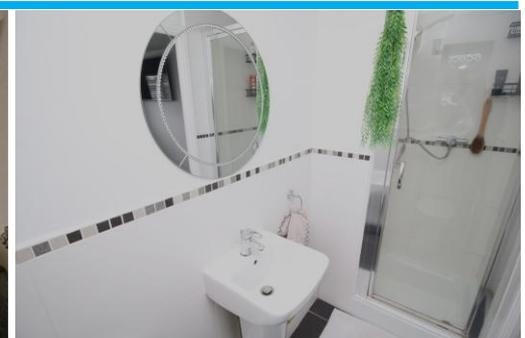
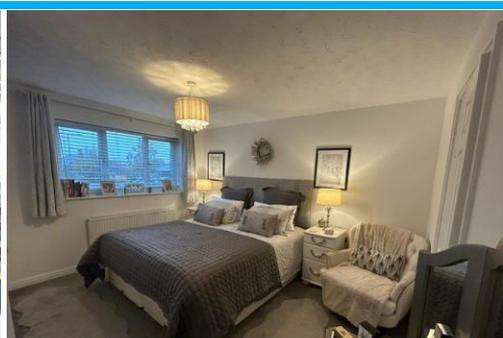
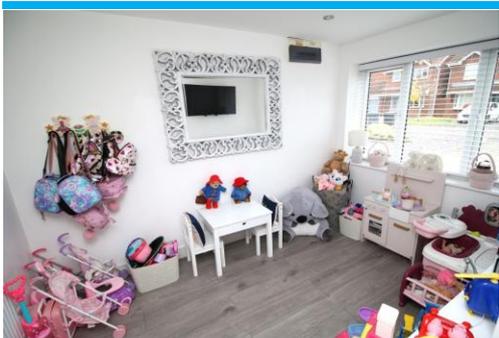
TENURE: we understand from the vendors that the property is freehold with vacant possession on completion.

SERVICES: Russell Cope Estate Agents have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

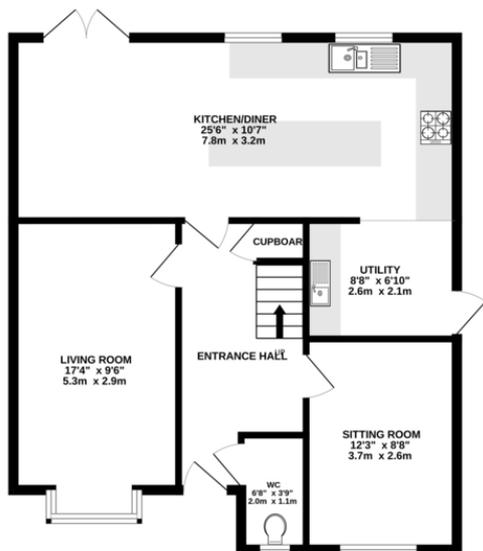
FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.

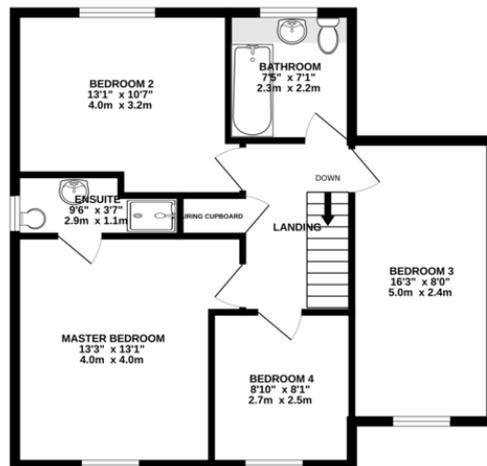
VIEWING: by prior appointment through the Sole Agents.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure

Freehold

Council Tax Band

D

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 and 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		