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For Sale

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Offers Over £350,000

7 Cabinhill Road, Nuneaton CV10 9RE

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7 Cabinhill Road

Nuneaton CV10 9RE

Offers Over £350,000







- *Attractive freehold executive detached family home*
- *Open outlook to the front*
- *Principal bedroom with en-suite shower room*
- *Separate dining room and well-equipped breakfast kitchen*
- *Generous landscaped and enclosed rear garden*
- *Built in 2018 by reputable builders Taylor Wimpey with Remainder of NHBC warranty*
- *Four excellent-sized bedrooms*
- *Spacious lounge with French doors to the patio*
- *Driveway parking for at least four vehicles, plus garage*
- *Tenure - Freehold. Local Authority - NBBC. Tax band - D. EPC Rating - B. Estate service charge - £80.00 per annum.*

Key Estate Agents are delighted to offer for sale this attractive and spacious freehold executive detached family home, constructed in 2018 by the reputable builders Taylor Wimpey and benefiting from the remainder of its NHBC warranty. Enjoying an open outlook to the front and occupying a particularly generous plot at the entrance to this popular development, this beautifully presented home offers excellent family accommodation and must be viewed internally to be fully appreciated.

The accommodation briefly comprises a canopy porch leading into a welcoming entrance hallway, cloakroom/W.C., and personal access to the garage, currently utilised as a games and bar room. There is a separate dining room, together with a comfortable lounge featuring French doors opening onto the paved patio. The well-equipped breakfast kitchen offers a comprehensive range of contemporary units, built-in double oven and hob, further integrated appliances and additional French doors providing access to the rear garden.

To the first floor, the landing gives access to four excellent-sized bedrooms. The principal bedroom benefits from an en-suite shower room with double shower cubicle, whilst three bedrooms have built-in wardrobes. A modern family bathroom completes the accommodation.

A particular feature is the generous plot. To the front, an extensive driveway provides off-road parking for at least four vehicles. Side pedestrian access leads to the neatly landscaped and fully enclosed rear garden, featuring a good-sized lawn, generous paved patio and timber shed.

Overall, this is a superb executive family home, ideally suited to growing families and occupying a desirable position within a sought-after development. Early viewing is highly recommended.

Agents Disclaimer

Agents Note: We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are usually stated in respect to the furthest point in the room. Subjective comments in these details are the opinion of KEY Estate Agents at the time these details were prepared. These opinions may vary from your own. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. In respect to the tenure of the property, the information stated above is provided to us by the vendor and is taken in good faith, this, as well as other details relating to the title, should be confirmed prior to exchange of contracts by your solicitor. Photos, floorplans and videos used within these details are under copyright to KEY Estate Agent and under no circumstances are to be reproduced by a third party without prior permission.

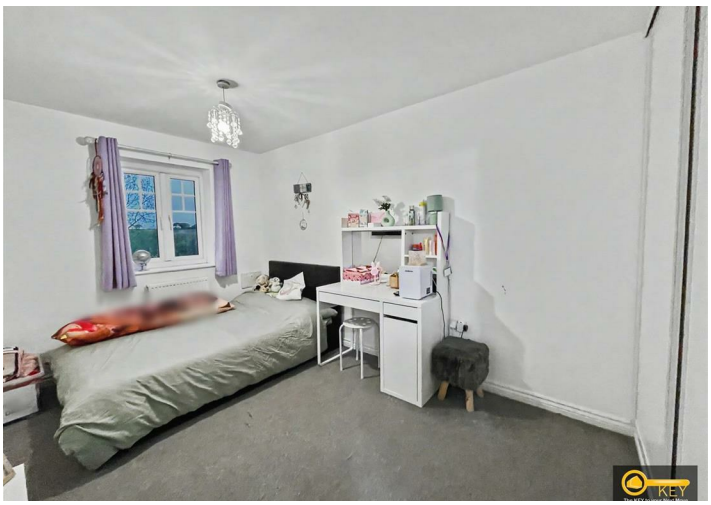


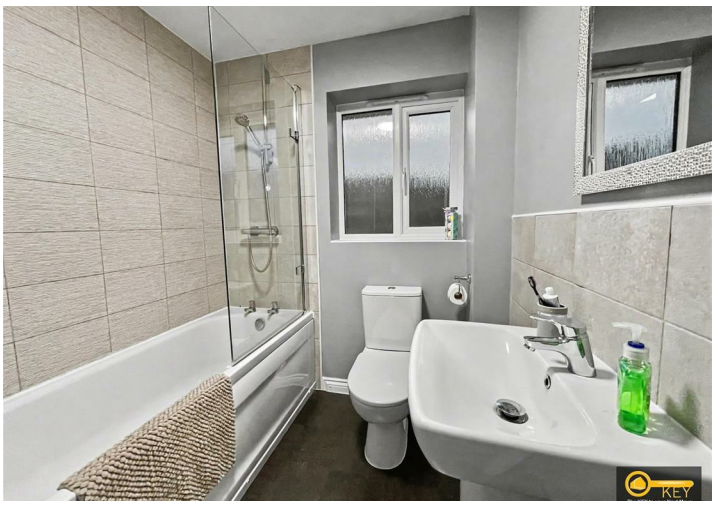








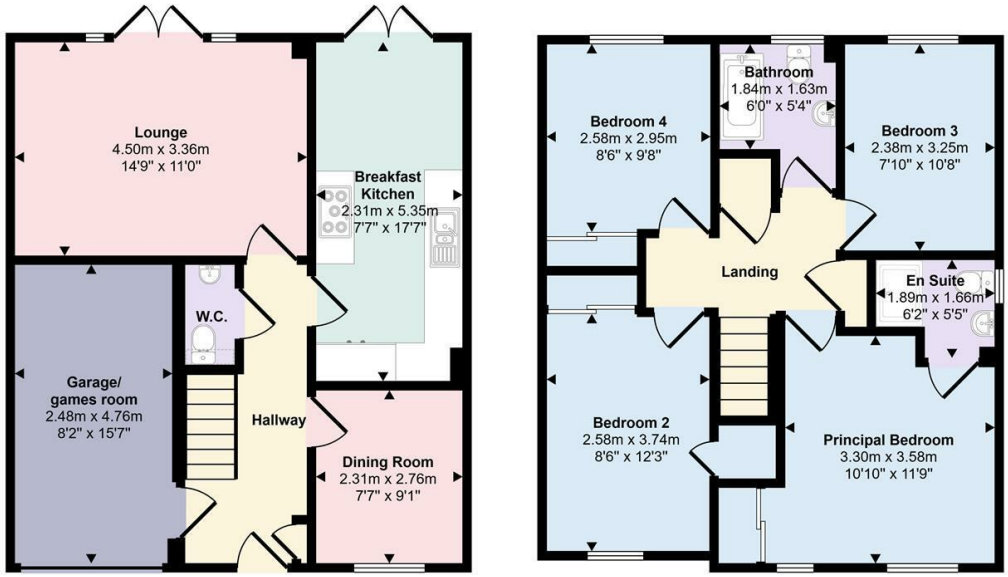






Floor Plan

Approx Gross Internal Area
116 sq m / 1249 sq ft



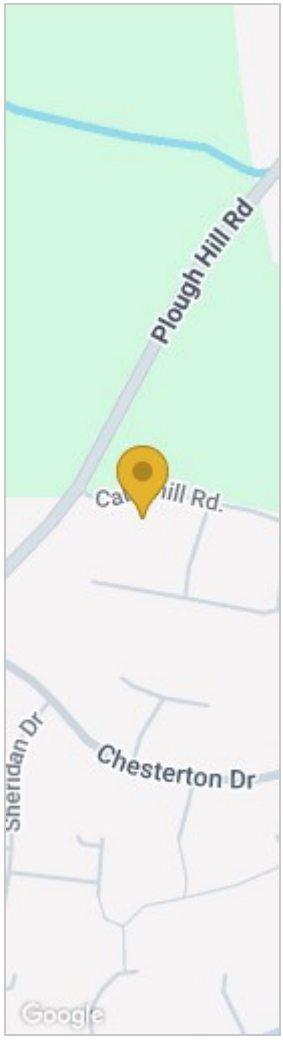
Ground Floor
Approx 58 sq m / 625 sq ft

First Floor
Approx 58 sq m / 624 sq ft

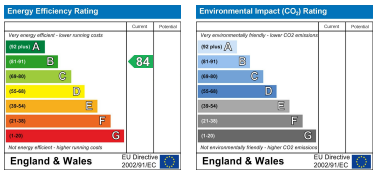
Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



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