



**42 Galley View, Ansley
CV10 9GT
Asking Price £280,000**

Welcome to this modern detached house located in the desirable area of Galley View, Ansley Village. This modern new build, completed in 2020, offers a perfect blend of contemporary living and comfort, making it an ideal choice for families or professionals alike.

This property features a well-designed layout that includes an inviting reception room and kitchen dining area as well as a guest cloakroom, perfect for entertaining guests or enjoying quiet evenings at home. The house boasts three spacious bedrooms, master having walk in wardrobe providing ample space for relaxation and personalisation. Additionally, there is a well-appointed bathroom, ensuring convenience for all residents.

One of the standout features of this property is the parking space available for two vehicles, a valuable asset in today's busy world. The home is offered with no chain, allowing for a smooth and efficient purchasing process. Situated in a peaceful neighbourhood, this detached house is not only a beautiful home but also a fantastic investment opportunity. With its modern amenities and thoughtful design, it is ready for you to move in and make it your own. Do not miss the chance to view this delightful property in Ansley, where comfort and style await.



Entrance

Via double glazed entrance door leading into:

Entrance Hall

Radiator, ceramic tiled flooring, stairs to first floor, door to:

Lounge

14'9" x 12'4" (4.49m x 3.77m)

Double glazed window to front, radiator, door to under-stairs storage cupboard and opening to:

Kitchen/Dining Room

13'3" x 15'9" (4.05m x 4.80m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl stainless steel sink unit with single drainer and mixer tap, integrated fridge/freezer, plumbing for washing machine and dishwasher, eye level electric fan assisted double oven, four ring gas hob with extractor hood over, double glazed window to rear, double radiator, ceramic tiled flooring, concealed boiler serving heating system and domestic hot water, double glazed french double doors to garden, door to:

Cloakroom

Obscure double glazed window to side, fitted with two piece suite comprising, pedestal wash hand basin and low-level WC, ceramic tiled flooring and radiator.

Landing

Double glazed window to side, radiator, access to loft space, doors to:

Master Bedroom

15'1" x 8'11" (4.60m x 2.71m)

Double glazed window to rear, radiator, door to:

Walk-in Wardrobe

Currently laid out with rails, however we have been informed that the plumbing is capped in readiness for this to be an en-suite shower room

Bedroom

9'9" x 6'8" (2.97m x 2.02m)

Double glazed window to rear, radiator.

Bedroom

10'7" x 8'11" (3.22m x 2.71m)

Double glazed window to front, radiator.

Family Bathroom

Fitted with three piece suite comprising panelled bath with shower over and glass screen, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, double glazed window to front, radiator, door.

Store Room

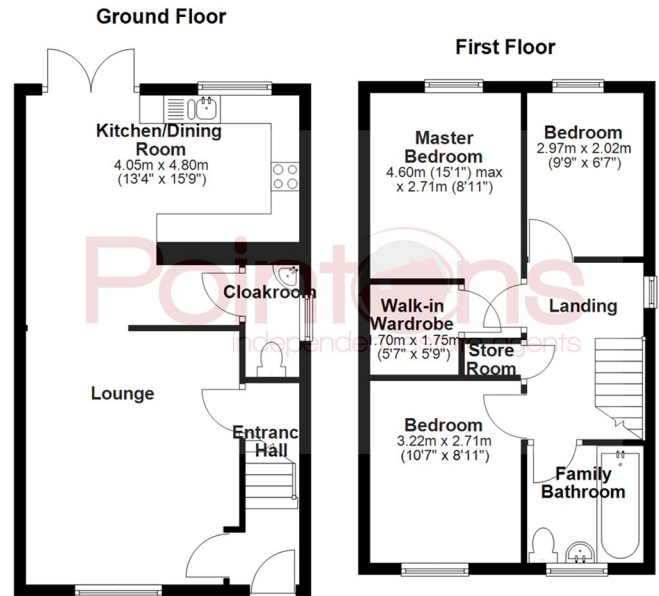
With linen shelving.

Outside

To the rear is an enclosed garden with patio area and astro-turf lawn, pedestrian gated access leading to the front. There is also a cabin with power, lighting and water (currently being used as beauticians studio.) To the side is a block paved driveway providing parking and to the front is a stoned area with paved access to the entrance.

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. Council tax band C payable to North Warwickshire Borough Council.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(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	

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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