



CREST
NICHOLSON

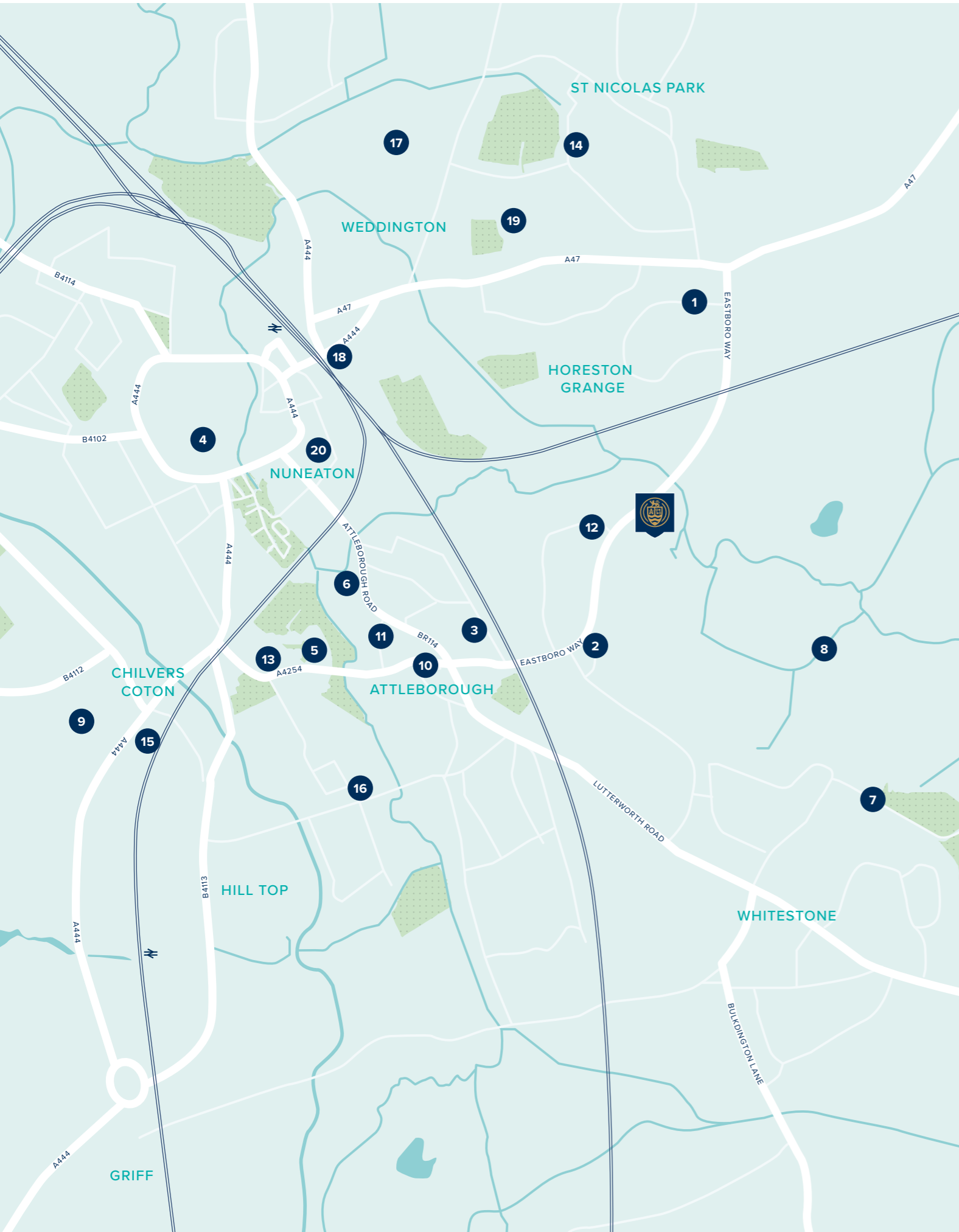
SKETCHLEY GARDENS

NUNEATON • WARWICKSHIRE

Situated on the outskirts of Nuneaton, Sketchley Gardens is within easy walking distance of the River Anker and expansive countryside, offering a tranquil location.

3, 4, & 5 BEDROOM HOMES





WELCOME TO LIFE IN SKETCHLEY GARDENS

Ideally placed for the Midlands road network, but with easy access to the town’s amenities and pleasant countryside, Sketchley Gardens has it all.

On your doorstep

Nestled on the edge of a bustling market town with all the shops, gyms, pubs and restaurants you could ask for, but also close to the open countryside.

- 1 Co-op Food - Nuneaton
- 2 Crowhill Costcutter
- 3 Attleborough Post Office
- 4 Ropewalk Shopping Centre
- 5 Ego at The Cedar Tree
- 6 The Fuzzy Duck Cocktail Bar & Gastro Kitchen
- 7 Nuneaton Golf Club
- 8 Attleborough Fields Walk
- 9 George Eliot Hospital
- 10 The Chaucer Surgery







Education

Close to Sketchley Gardens there is a good choice of nurseries, primary and secondary schools, as well as a further education college.

- 11 Ducklings Day Nursery
- 12 Willow Brooke Day Nursery
- 13 Wembrook Primary School
- 14 St Nicolas CofE Academy
- 15 Middlemarch Junior School
- 16 Oak Wood Primary and Secondary School
- 17 Higham Lane Secondary School
- 18 Etone College
- 19 North Warwickshire and South Leicestershire (Nuneaton Campus) College
- 20 King Edward VI College

Travel

Nuneaton has excellent access to major road links, being close to the M6, M1, M69 and A5. Birmingham city centre and the airport are around 30 minutes by train making this an ideal location for anyone who wants to travel for either business or pleasure.

-  Nuneaton train station to London Euston – 75 minutes
-  Nuneaton train station to Birmingham New Street – 32 minutes
-  Nuneaton – 2 miles
-  Hinckley – 4.5 miles
-  Coventry – 10 miles
-  Nuneaton train station – 2.5 miles





SKETCHLEY GARDENS

Eastboro Way, Nuneaton,
Warwickshire, CV11 6WZ

For all enquiries please call

02477 287 081

**[crestnicholson.com/developments/
warwickshire/sketchley-gardens](https://crestnicholson.com/developments/warwickshire/sketchley-gardens)**

CONNECTED AND CONVENIENT MODERN DAY LIVING

Sketchley Gardens brings together a range of quality 3, 4 and 5 bedroom homes situated on the edge of a busy market town, with plenty of green spaces nearby to explore.

Sketchley Gardens is a dream location for anyone who likes to explore new places. It is located in central England and near major motorways and trunk roads, making it an excellent base for anyone wanting to visit all four corners of Britain. It is also just a 30-minute drive from major Midlands cities, Birmingham, Coventry and Leicester.

Just two miles away is Nuneaton, a busy town with a market that takes place twice a week and dates back to the 13th century. As well as the must-have delights packing the busy market stalls, the town

also boasts plenty of national and independent stores. Visitors can buy some lunch and take a stroll to the attractive public park, which is in the middle of town. For a touch of tranquillity walkers can head to the Coventry Canal, which runs through the town centre and offers a gentle taste of a bygone era.

Anyone who loves outdoor life, will be thrilled to find that a short stroll from Sketchley Gardens brings them to Attleborough Fields Walk. Online reviews say it is 'simply lovely' and visitors can expect to see 'kingfishers, yellowhammers

and skylarks'. Just a 10-mile drive away is the site of one of the most important battles in British history. Bosworth Battlefield Heritage Centre and Country Park is a fantastic day out, with information about the starting point of the all-powerful Tudor dynasty.

With so much to see and do, Sketchley Gardens is the perfect base to go exploring, both near and far.





**CREST
NICHOLSON**

SKETCHLEY GARDENS

DEVELOPMENT PLAN

An attractive collection of 2, 3, 4 & 5 bedroom homes situated on the outskirts of Nuneaton, Warwickshire.

2, 3, 4 & 5 BEDROOM HOMES





- 1 BEDROOM HOMES**
- * Affordable Rent

- 2 BEDROOM HOMES**
- The Cromer
- * Affordable Rent
- Shared Ownership

- 3 BEDROOM HOMES**
- The Redgrave
- The Evesham
- The Chesham
- The Chelmsford
- The Seaton
- * Affordable Rent
- Shared Ownership

- 4 BEDROOM HOMES**
- The Filey
- The Richmond
- The Romsey
- The Winkfield
- The Winslow
- The Dartford
- * Affordable Rent

- 5 BEDROOM HOMES**
- The Buckingham
- The Windsor
- SS Sub Station





THE CROMER (PLOTS 112-114)

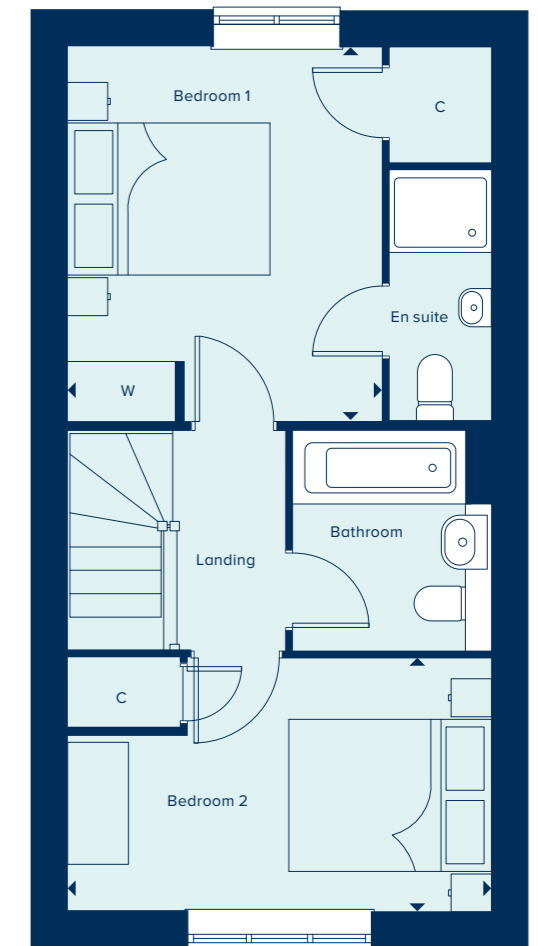
2 Bedroom Home

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THE CROMER (PLOTS 112-114)

An exceptionally spacious two-bedroom property, The Cromer is designed for comfort and convenience. The ground floor includes a spacious living area with French doors providing direct access to the garden, a downstairs WC and storage cupboard. The Cromer also has the benefit of both a main bathroom and an en suite.

2 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING AREA

4.85m x 2.11m 15'11" x 6'11"

LIVING ROOM

4.17m x 3.56m 13'8" x 11'8"

FIRST FLOOR

BEDROOM 1

3.68m x 3.08m 12'1" x 10'1"

BEDROOM 2

4.17m x 2.49m 13'8" x 8'2"

C Cupboard W Wardrobe

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THE SEATON (PLOTS 15 & 117)

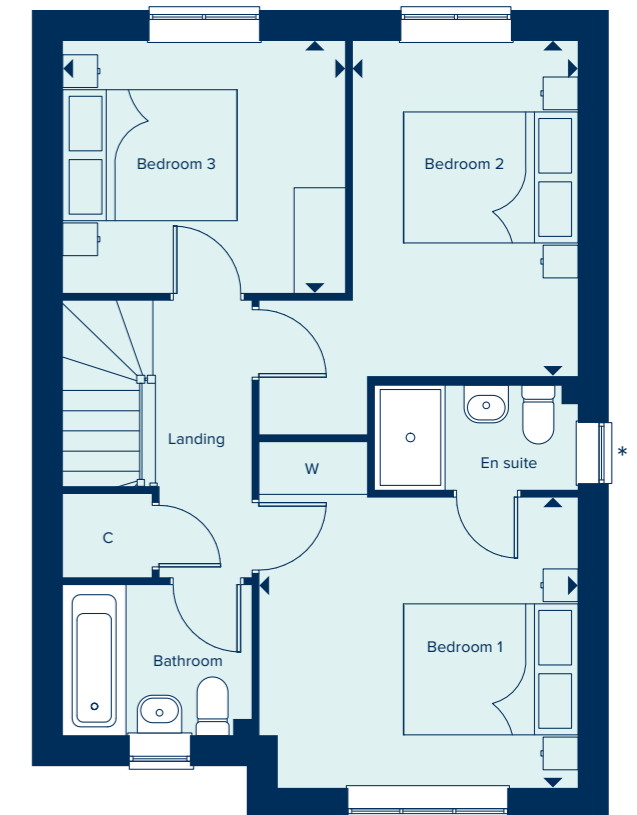
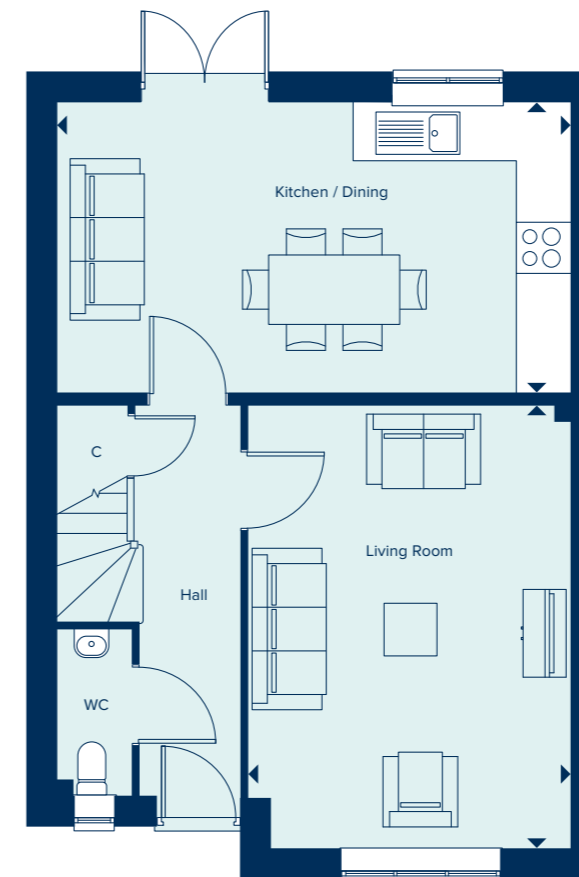
3 Bedroom Home

crestnicholson.com

THE SEATON (PLOTS 15 & 117)

One of the appealing factors of The Seaton is its open plan kitchen and dining room which provides direct access to the garden – and consequently views and natural light. Another is the generous bedroom one, which benefits from an en suite and built-in wardrobe. Each of the three double bedrooms are generously proportioned and the house also includes convenient storage space.

3 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING

5.87m x 3.31m 19'3" x 10'10"

LIVING ROOM

5.05m x 3.68m 16'7" x 12'1"

FIRST FLOOR

BEDROOM 1

3.63m x 3.31m 11'11" x 10'10"

BEDROOM 2

3.82m x 2.56m 12'6" x 8'5"

BEDROOM 3

3.22m x 2.87m 10'7" x 9'5"

C Cupboard W Wardrobe * Window to selected plots only

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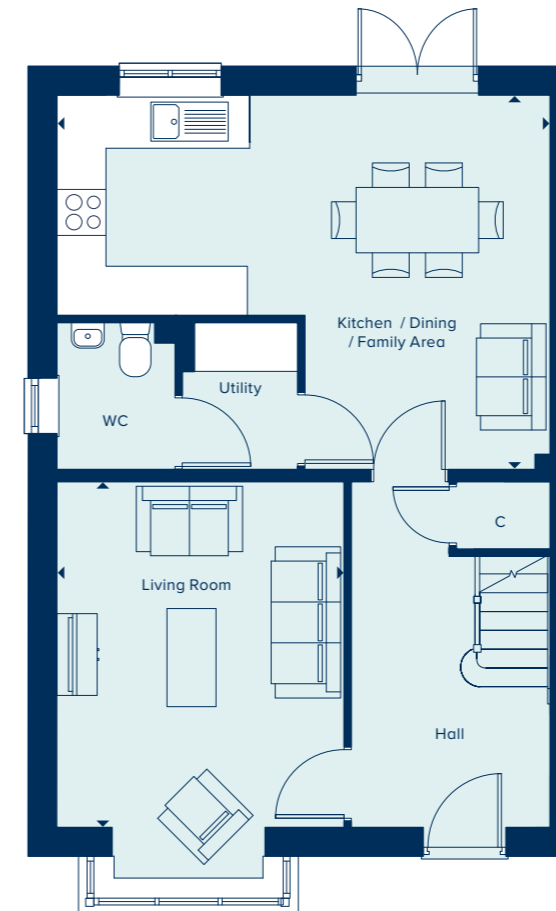
THE ROMSEY
4 Bedroom Home

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THE ROMSEY

With flexible open plan living space and generously sized bedrooms, The Romsey is an attractive family home. The downstairs benefits from a substantial, bright and airy living room. A versatile open plan kitchen and dining area provides ample space for relaxation or play and is ideally suited to family life. Upstairs are four bedrooms and two bathrooms (one en suite shower room). All fixtures and fittings, kitchen and sanitaryware are of excellent quality.

4 BEDROOM HOME



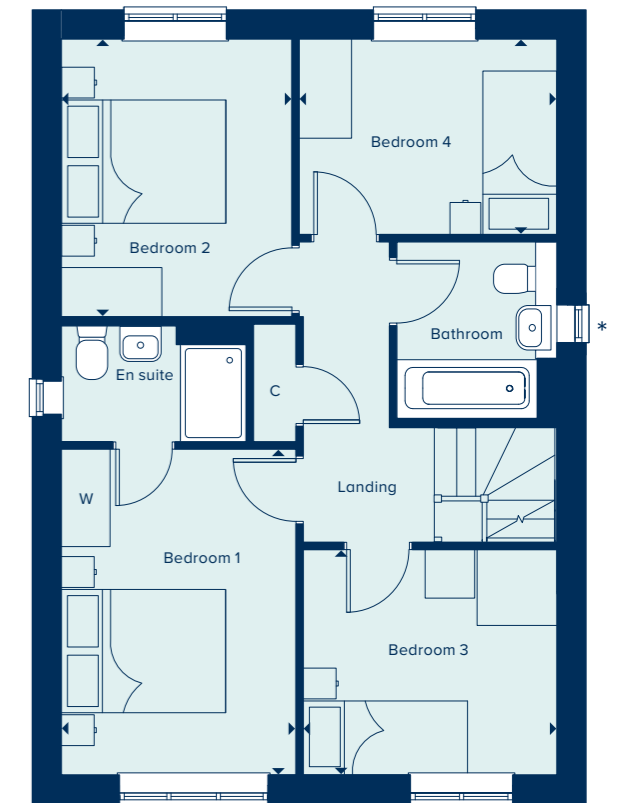
GROUND FLOOR

KITCHEN / DINING / FAMILY AREA

6.03m x 4.58m 19'9" x 15'0"

LIVING ROOM

4.23m x 3.51m 13'11" x 11'6"



FIRST FLOOR

BEDROOM 1

3.97m x 2.90m 13'0" x 9'7"

BEDROOM 2

3.38m x 2.80m 11'1" x 9'2"

BEDROOM 3

3.04m x 2.74m 10'0" x 9'0"

BEDROOM 4

3.13m x 2.38m 10'3" x 7'10"

C Cupboard W Wardrobe * This window is omitted on plots 6, 12, 15 and 25 ● Specification

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THE DARTFORD (PLOTS 103 & 105)

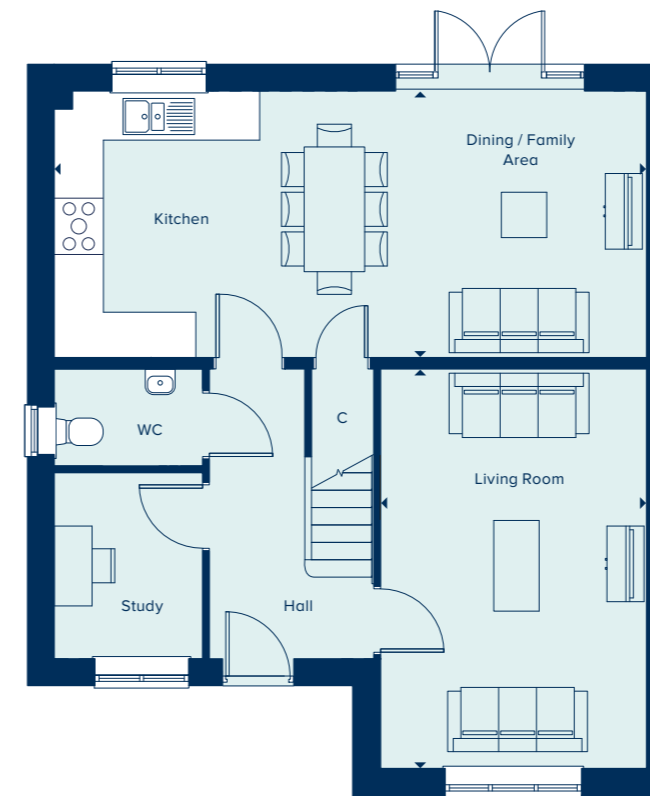
4 Bedroom Home

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THE DARTFORD (PLOTS 103 & 105)

Ideally suited to modern living, The Dartford provides both extensive family space and the benefit of a study. With a large, open plan kitchen, dining and family area in addition to a separate living room, this home offers considerable flexibility. Each of the four bedrooms are well proportioned, with bedroom one having the luxury of an en suite shower room. Carefully selected products and materials throughout give this home a distinct mark of quality.

4 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING / FAMILY AREA

7.83m x 3.53m 25'8" x 11'7"

LIVING ROOM

5.28m x 3.52m 17'4" x 11'7"

STUDY

2.46m x 1.96m 8'1" x 6'5"

FIRST FLOOR

BEDROOM 1

4.18m x 3.59m 13'9" x 11'9"

BEDROOM 2

3.57m x 3.54m 11'9" x 11'7"

BEDROOM 3

3.85m x 2.78m 12'8" x 9'2"

BEDROOM 4

2.92m x 2.67m 9'7" x 8'9"

C Cupboard W Wardrobe --- Bulkhead * Window omitted to plot 61 ● Specification

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THE WINKFIELD

4 Bedroom Home

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THE WINKFIELD

Arranged over two-storeys, The Winkfield is an enviable family home. Its ample space perfectly accommodates entertaining, family life and homeworking. The downstairs features a flexible open plan kitchen and dining area, in addition to a generously-sized living room and a separate study. Upstairs, each of the four bedrooms are well proportioned with the large bedroom one featuring an en suite shower room.

4 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING / FAMILY AREA

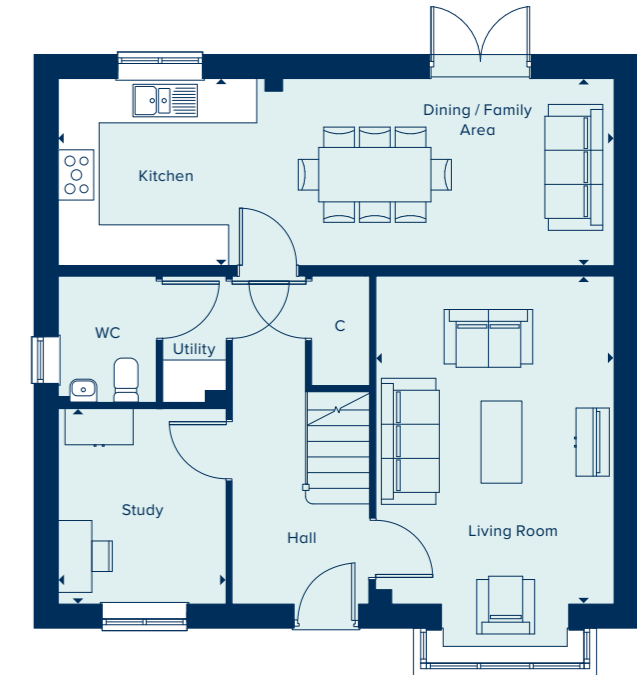
8.17m x 2.75m 26'9" x 9'0"

LIVING ROOM

4.82m x 3.50m 15'10" x 11'6"

STUDY

2.83m x 2.46m 9'3" x 8'1"



FIRST FLOOR

BEDROOM 1

4.27m x 3.54m 14'0" x 11'7"

BEDROOM 2

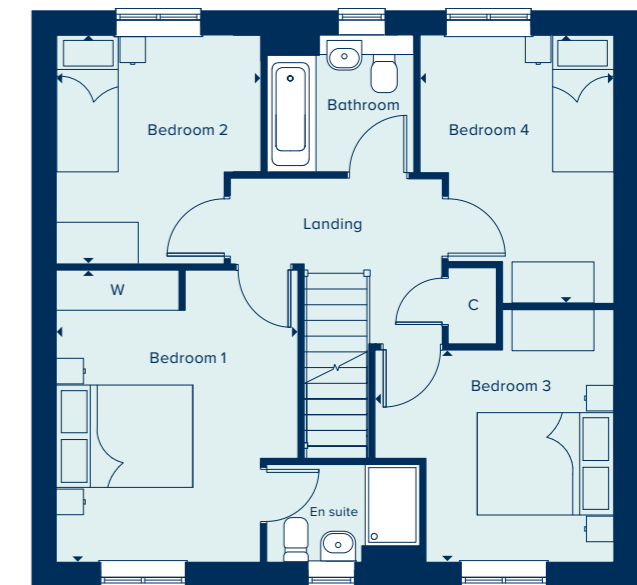
3.35m x 2.99m 11'0" x 9'10"

BEDROOM 3

3.50m x 3.10m 11'6" x 10'2"

BEDROOM 4

3.93m x 2.84m 12'11" x 9'4"



C Cupboard W Wardrobe ● Specification

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THE WINDSOR (HOMES 107, 108, 109, 111 & 119)

The Windsor is sizeable family home with five double bedrooms, two bathrooms, study, separate utility room and substantial living spaces. The open plan kitchen, dining and family room features French doors which open out into the rear garden. The bay window to the living room provides elegance, interest and light. But perhaps the greatest attraction is bedroom one which features an en suite shower room and dressing room.

5 BEDROOM HOME



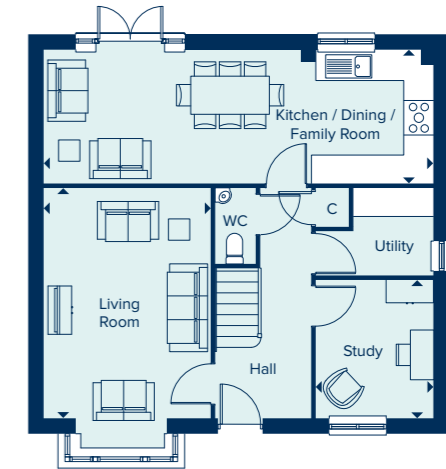
THE WINDSOR (HOMES 107, 108, 109, 111 & 119)

5 Bedroom Home

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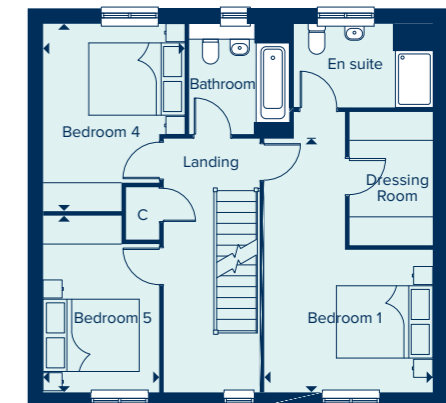
GROUND FLOOR

KITCHEN / DINING / FAMILY ROOM		
8.22m x 2.74m	26'11" x 9'0"	
LIVING ROOM		
4.83m x 3.50m	15'10" x 11'6"	
STUDY		
2.89m x 2.47m	9'6" x 8'1"	



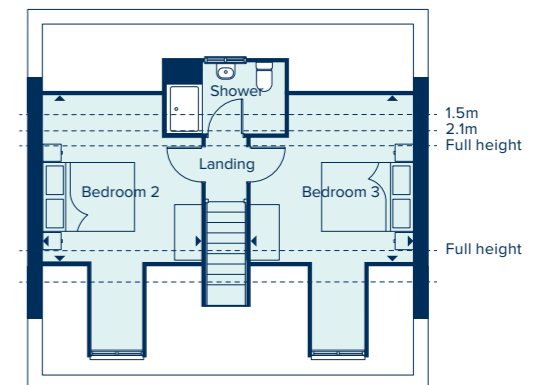
FIRST FLOOR

BEDROOM 1		
5.33m x 3.53m	17'6" x 11'7"	
BEDROOM 4		
3.93m x 2.96m	12'11" x 9'9"	
BEDROOM 5		
3.70m x 2.43m	12'2" x 8'0"	



SECOND FLOOR

BEDROOM 2		
3.50m x 3.39m	11'5" x 11'1"	
BEDROOM 3		
3.54m x 3.39m	11'7" x 11'1"	



C Cupboard --- Ceiling Heights

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SKETCHLEY GARDENS

SPECIFICATION FOR HOMES 1 TO 119

From attractive styling to modern integrated appliances, you will find your brand new Crest Nicholson home is highly specified throughout.

	2 & 3 Bedroom Homes	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
KITCHEN		•	•	
Choice of soft close fitted kitchen complete with laminate work surface and upstand (subject to stage of construction)	•	•	•	•
Electric single built-in oven in stainless steel	•			
Electric built-under 1 1/2 oven in stainless steel		•		
Electric built-in double oven in stainless steel			•	•
4 ring gas hob in stainless steel	•	•		
5 ring gas hob in stainless steel			•	•
Stainless steel splashback behind hob	•	•	•	•
Integrated extractor hood	•			
Stainless steel chimney extractor hood		•	•	•
Energy efficient integrated fridge/freezer	•	•	•	•
Energy efficient integrated dishwasher		•*	•	•
Energy efficient integrated washing machine	•	•**		
Single bowl sink and drainer in stainless steel	•	•		
1.5 bowl sink and drainer in stainless steel			•	•
Single lever chrome mixer tap	•	•	•	•
BATHROOM, EN SUITE AND CLOAKROOM				
Contemporary white sanitaryware	•	•	•	•
Chrome mixer taps and shower fittings	•	•	•	•
Soft close toilet seats	•	•	•	•
Full height tiling around bath with shower and folding bath screen where there is no separate shower facility in the home	•			
Half height tiling around bath where a separate shower facility is provided in the home	•	•	•	•
Full height tiling to enclosed shower area where applicable	•	•	•	•
Half height tiling to walls where other sanitaryware is fitted in bathroom and en suite	•	•	•	•
Heated white towel rail to bathrooms and en suites	•	•	•	•
Tiled splashback to basin in cloakroom	•	•	•	•

*Integrated dishwasher included if there is a utility room **Integrated washing machine included if there is no utility room.

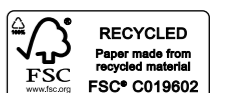


	2 & 3 Bedroom Homes	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
ELECTRICAL		•	•	
Low energy LED 4-light spotlight bar to kitchen	•			
Low energy LED downlighters in white to kitchen		•	•	•
Low energy LED downlighters in white to bathroom and en suite	•	•	•	•
Low energy lighting in all other areas	•	•	•	•
TV and data point to living room & TV point to main bedroom	•	•	•	•
Telecommunications to the home including fibre for broadband capabilities	•	•	•	•
DECORATION				
White emulsion to all rooms and ceilings	•	•	•	•
White gloss to window boards, internal doors, skirting and architraves	•	•	•	•
JOINERY AND DOORS				
Front door with multipoint locking system and chrome ironmongery	•	•	•	•
White PVCu windows and patio doors with white ironmongery	•	•	•	•
White internal doors with chrome ironmongery	•	•	•	•
Fitted wardrobes to main bedroom with soft close sliding mirror fronted doors	•	•	•	****
HEATING				
Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure	•	•	•	•
EXTERNAL FINISHES				
Front gardens to be landscaped	•	•	•	•
Rear gardens topsoiled and rotovated	•	•	•	•
External low energy security light fitted by front door	•	•	•	•
External tap	•	•	•	•
SECURITY AND PEACE OF MIND				
Smoke, heat and carbon monoxide detectors	•	•	•	•
Two years warranty and aftercare	•	•	•	•
Complete Premier Guarantee ten year warranty	•	•	•	•

Where a sink is shown on the floor plans *The Windsor has a dressing room with clothes rail

Crest Nicholson follows Premier Guarantee guidelines on number of plug sockets to install in homes, which require a minimum of: eight sockets in any kitchen (including appliances spurs); four double sockets in any living room; three double sockets in any study, two double sockets in any dining room, one double socket in any hallway and one double socket on any landing; three double sockets in any double bedroom; two double sockets in any single bedroom; one double socket in any dressing room and two double sockets in any other rooms.

Whilst every effort has been made to ensure that the contents and specification in this brochure is correct and accurate at the time of creation, it may be subject to change and Crest Nicholson reserves the right to amend the contents and specification at any time prior to completion. This contents and specification does not in any way constitute or form any part of a contract of sale transfer or lease. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. 1011902/October 2024





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SKETCHLEY GARDENS

Eastboro Way, Nuneaton,
Warwickshire, CV11 6WZ

For all enquiries please call

02477 287 081

crestnicholson.com/developments/sketchley-gardens



dance.forest.shades



House Type Illustration

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Development Map/Site Plan

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