



**4 Bedroom Detached House located  
in Nuneaton.**

**£375,000**

**UP Estates**



### FULL DESCRIPTION

**\*BEAUTIFUL FAMILY HOME - PLENTY OF LIVING SPACE\*** A fantastic detached family home located in Nuneaton with Four Bedrooms - Three being doubles and Bedroom One having a modern En-suite shower room. Offering a stunning and spacious Kitchen/Diner, a downstairs W/C, useful Utility Room and ample off-road parking. This property has been beautifully presented throughout and provides superb living space with full central heating and double glazing. Briefly comprising of; Hall, W/C, Lounge, Kitchen/Diner and Utility Room to the ground floor. On the first floor there are Four Bedrooms with an En-suite to Bedroom One, and the Family Bathroom. To the exterior there is a driveway and a lawn to the front aspect, a detached Garage to the side, and an enclosed rear garden.



4



2



1



E



84



120 m<sup>2</sup>

**£375,000**

- Detached Property
- Four Bedrooms (Three Doubles)
- Modern En-suite & Family Bathroom
- Utility Room & Downstairs W/C
- Presented to a High Standard
- Spacious Kitchen/Diner
- Good-Sized Rear Garden
- Driveway & Garage

#### HALL

With stairs ascending to the first floor, a central heated radiator and doors leading to the W/C, Lounge and Kitchen/Diner.

#### W/C

Having a low level W/C, pedestal wash basin, central heated radiator and double glazed window.

#### LOUNGE

**12' 6" x 17' 7" (3.82m x 5.36m)**

A sizeable lounge with a central heated radiator and double glazed bay window to the front aspect.

#### KITCHEN/DINER

**24' 2" x 11' 10" (7.39m x 3.61m)**

A spacious, attractive Kitchen/Diner with space for a dining table, a central heated radiator, double glazed window and French doors leading out into the rear garden. The kitchen includes a matching range of wall and base mounted units with work surfaces over and upstand, a breakfast bar, a sink with drainer and mixer tap, a gas hob with extractor fan over and an integrated oven and fridge-freezer. There is also access to the Utility room.





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#### UTILITY ROOM

**5' 0" x 5' 9" (1.54m x 1.77m)**

Having a base mounted unit with work surface & upstand over, a stainless steel sink with drainer and mixer tap, space and plumbing for a washing machine and a door leading outside.

#### LANDING

With stairs rising from the ground floor, access to the airing cupboard and doors leading to accommodation.

#### BEDROOM ONE

**12' 9" x 12' 5" (3.9m x 3.79m)**

A double bedroom having a central heated radiator and double glazed bay window to the front aspect. There is a door leading to the En-suite.

#### ENSUITE

**9' 3" x 6' 9" (2.83m x 2.06m)**

A fully tiled modern En-suite including a walk-in shower cubicle, low level W/C, pedestal wash basin and a double glazed window.



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#### **BEDROOM TWO**

**10' 5" x 9' 3" (3.18m x 2.83m)**

Another double bedroom having a central heated radiator and double glazed window to the rear aspect.

#### **BEDROOM THREE**

**11' 4" x 9' 10" (3.47m x 3.02m)**

A third double bedroom having a central heated radiator and double glazed window to the front aspect.

#### **BEDROOM FOUR**

**10' 8" x 7' 8" (3.26m Max x 2.35m)**

Having a central heated radiator and double glazed window to the rear aspect.

#### **BATHROOM**

**5' 10" x 6' 6" (1.8m x 2m)**

A fully tiled Family Bathroom having a panelled bathtub, low level W/C, pedestal wash basin, central heated towel rail and a double glazed window.

#### **FRONT ASPECT**

Offering a good-sized driveway with access to the Garage, and a front garden with a lawn and shrubbery.

#### **GARAGE**

Situated to the side of the property and having power & lighting and an up-and-over door.

#### **GARDEN**

An enclosed rear garden with a patio followed by a lawn, flower beds, a paved path leading to a further seating area at the rear, and fencing along the boundaries for privacy.







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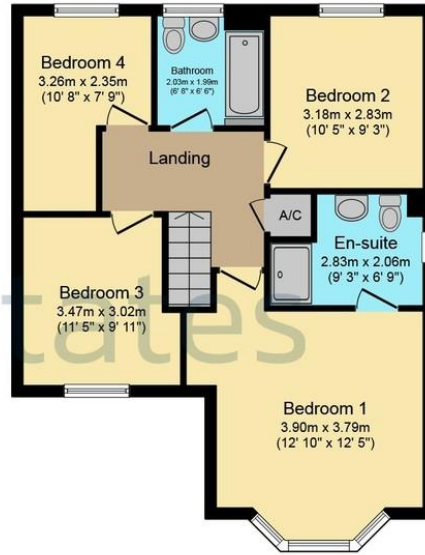
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FLOORPLAN



**Ground Floor**  
Floor area 60.0 sq. m. (646 sq. ft.) approx



**First Floor**  
Floor area 60.0 sq. m. (646 sq. ft.) approx

Total floor area 120.0 sq. m. (1,292 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Score	Energy rating	Current	Potential
92+	A		93   A
81-91	B	84   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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