



4 Bedroom Detached House located
in Nuneaton.

£325,000

 UP Estates



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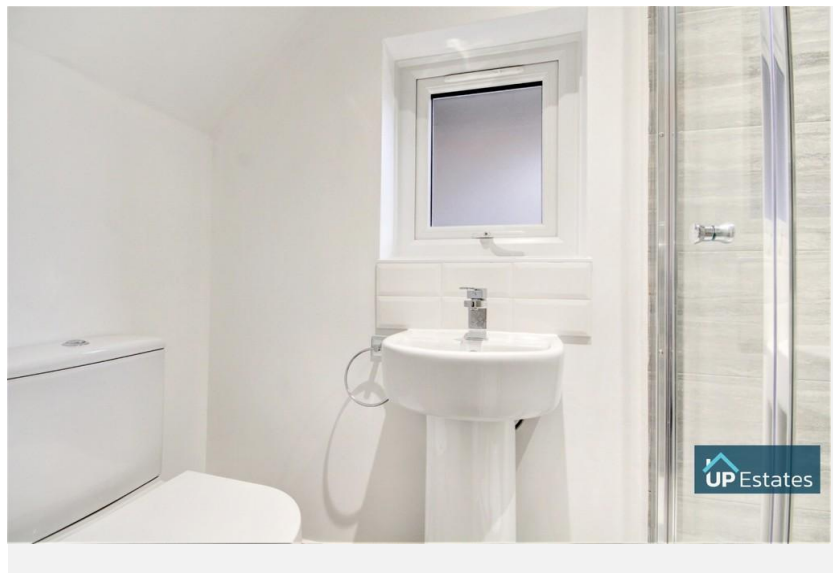
TBC



128 sq.m

£325,000

- No Forward Chain
- Stables/Garage & Outbuildings
- Four Bedroom Detached House
- Renovated To An Extremely High Standard
- Open Plan Lounge/Kitchen/Diner
- Conservatory & Sitting Room



FULL DESCRIPTION

****No Chain**Renovated Four Bedroom Detached Home**Stables/Garage & Outbuildings**** Recently renovated to a high standard throughout, this is a rare opportunity to obtain a deceptively spacious, characterful yet modern four bedroom detached home in Attleborough. This home offers flexible living accommodation throughout having three reception rooms, and four bedrooms. Externally the property benefits from a sizeable carport, stables and two large workshops to the rear of the property. In brief the property internally comprises; Entrance porch, hallway, sitting room, WC shower room, open plan lounge/kitchen/diner and a conservatory to the ground floor. On the first floor there are three double bedrooms, a fourth single bedroom and the main bathroom. The loft benefits from a velux window, boarding, insulation, ladders & electric. Externally there is a long driveway/carport, walled garden, stables/garage and two outbuildings with electric.

FRONT ASPECT

An attractive characterful yet modern four bedroom detached home situated in sought after Attleborough, with walled frontage, long driveway and carport.

PORCH & ENTRANCE HALL

A welcoming porch, leading to the entrance hall with stairs ascending to the first floor and doors to the sitting room, WC, storage cupboard and lounge/kitchen/diner.

SITTING ROOM

12' 8" x 14' 5" (3.87m x 4.4m)

A beautifully presented living room with feature fireplace and double glazed bay window allowing plenty of natural light.

WC SHOWER ROOM

Benefiting from a low level w/c, tiled shower cubicle, wash hand basin, double glazed opaque window and central heated radiator.



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OPEN-PLAN KITCHEN AREA

18' 8" x 35' 1" (5.7m x 10.7m Max from Lounge into Conservatory)

Including a matching range of stylish base mounted units with roll top work surfaces over, a ceramic sink with drainer and mixer tap, integrated oven, gas hob, fridge freezer, washing machine and extractor fan.

LOUNGE AREA

12' 8" x 23' 7" (3.87m x 7.2m Max into Dining Area)

With space for furnishings and wall mounted sockets.

DINING AREA

With space for furnishings and wall mounted sockets.

CONSERVATORY

Having double glazed windows and doors providing access to the rear garden and a central heated radiator.



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REAR ASPECT

A low maintenance walled, private rear garden with access to the carport and outbuildings.

LANDING

With stairs rising from the ground floor and doors leading to accommodation.

BEDROOM ONE

11' 9" x 12' 5" (3.6m x 3.8m)

A spacious double bedroom with gas central heated radiator and double glazed window.

BEDROOM TWO

12' 7" x 12' 5" (3.85m x 3.8m)

A spacious double bedroom with gas central heated radiator and double glazed window.

BEDROOM THREE

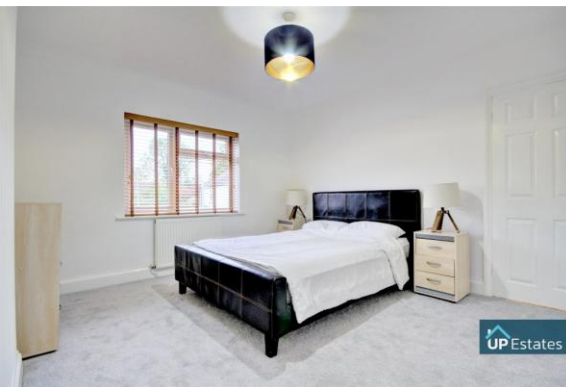
7' 8" x 17' 4" (2.36m x 5.3m)

A spacious double bedroom with gas central heated radiator and double glazed window.

BEDROOM FOUR

6' 10" x 8' 5" (2.1m x 2.57m)

A good sized single bedroom with gas central heated radiator and double glazed window.



BATHROOM

5' 10" x 7' 4" (1.8m x 2.24m)

Being partially tiled and having a panelled bath with shower over, low level W/C, pedestal wash basin, central heated towel rail and a double glazed opaque window.

LOFT

Accessed via a pull down ladder this space includes a double glazed velux window, boarded throughout, insulation, and electric.

STABLES / GARAGE

15' 10" x 13' 0" (4.85m x 3.98m)

Having stable doors and a pitched roof.

WORKSHOP 1

18' 4" x 12' 7" (5.60m x 3.84m)

Brick built workshop to the side of the garage.

WORKSHOP 2

9' 11" x 12' 7" (3.04m x 3.84m)

Having lighting and power.

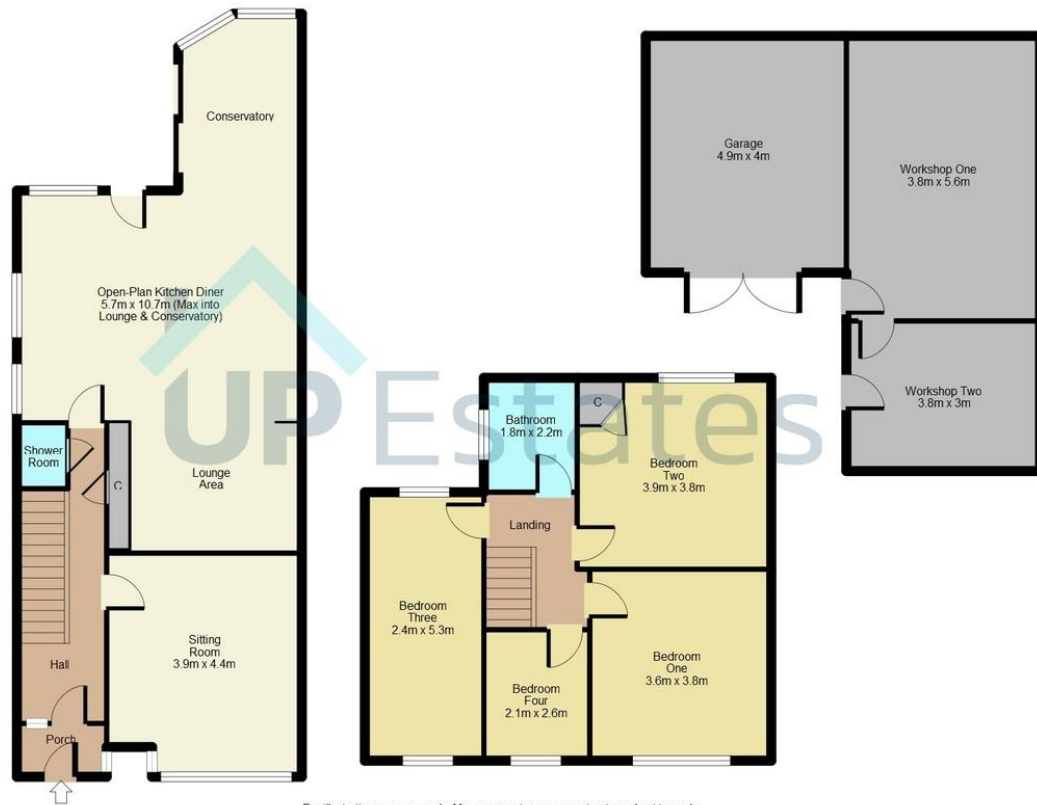




Leyland Road Nuneaton CV11 4RP



FLOORPLAN



For illustrative purposes only. Measurements are approximate and not to scale.
(c) Up Estates

Approx Internal Floor Area: 128 sq.m

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