



- Link-Detached Property
- Three Bedrooms
- Breakfast Kitchen & Dining/Family Room

- Downstairs W/C
- Landscaped Rear Garden
- Driveway & Converted Garage



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Up Estates are pleased to bring to the market this three bedroom link-detached property which is located in Nuneaton close to local schools and amenities. Benefitting from two excellent reception rooms, a downstairs W/C and a useful converted garage which has versatile usage. In brief, the property comprises; Hall, W/C, Lounge, Breakfast Kitchen and Dining/Family Room to the ground floor. On the first floor there are Three Bedrooms and the modern Shower Room. Externally offering a front garden, a well-maintained, landscaped garden to the rear, a driveway for off-road parking, and access to the converted garage. Viewing is strongly recommended.

**HALL** With stairs ascending to the first floor, a triple glazed window to the side aspect, and doors leading to the W/C and Lounge.

**W/C** With a low level W/C, hand wash basin, central heated towel rail and triple glazed opaque window.

**LOUNGE** 11' 3" x 13' 10" (3.453m x 4.227m)  
Benefitting from a triple glazed window to the front aspect, a central heated radiator, access to a storage cupboard and a door leading to the Breakfast Kitchen.



**BREAKFAST KITCHEN** 14' 5" x 8' 3" (4.414m x 2.539m) Including a matching range of wall and base mounted units with work surfaces over, tiled splash back, a sink with drainer and mixer tap, space for a cooker with an extractor fan over, and space for further appliances. Also benefitting from a breakfast bar, triple glazed window to the rear aspect, and open-plan access into the Dining/Family Room.



**DINING/FAMILY ROOM** 9' 6" x 15' 1" (2.911m x 4.617m) A fantastic reception room with double glazed windows, doors leading out into the rear garden, a central heated radiator and space for a dining table and seating area.



**LANDING** With stairs rising from the ground floor, access to a storage cupboard and doors leading to accommodation.

**BEDROOM ONE** 8' 0" x 12' 7" (2.442m x 3.836m) A double bedroom having a central heated radiator and triple glazed window to the rear aspect.



**BEDROOM TWO** 10' 0" x 8' 0" (3.053m x 2.442m)  
Another double bedroom having a central heated radiator and triple glazed window to the front aspect.

**SHOWER ROOM** 6' 1" x 5' 7" (1.868m x 1.726m)  
Being fully tiled and including a shower cubicle, vanity wash basin, low level W/C and triple glazed opaque window.



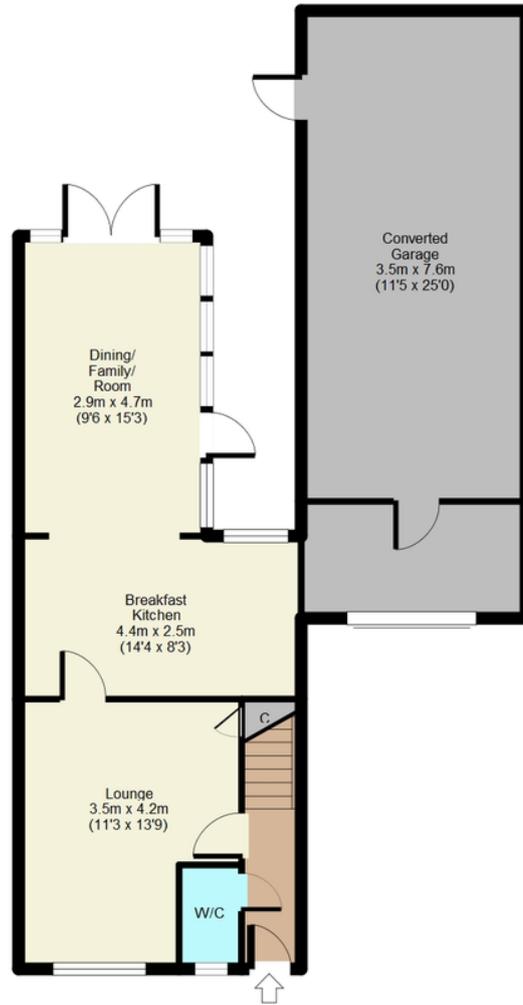
**BEDROOM THREE** 6' 2" x 7' 6" (1.882m x 2.296m)  
Having a central heated radiator and triple glazed window to the rear aspect.

**FRONT ASPECT** Offering an attractive front garden, a driveway to the side aspect and access to the converted garage.

**CONVERTED GARAGE** 25' 1" x 11' 7" (7.655m x 3.555m) This converted garage is currently being used as a gym, but could be used as an office. The front portion of the converted garage is a useful storage area with an electric roller door. Measurements for the storage area are: 7.655m x 1.808

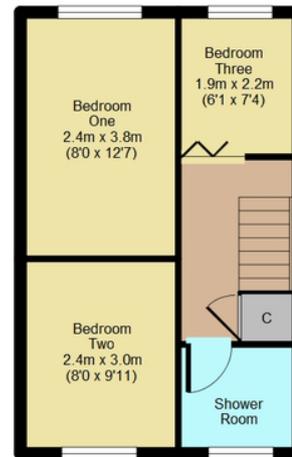
**GARDEN** An attractive, landscaped rear garden with initial decking followed by a paved area, fencing along the boundaries and an additional decked, sheltered seating area. There is also access to the converted garage via a pedestrian door.





For illustrative purposes only. Measurements are approximate and not to scale.  
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APPROX GROSS INTERNAL FLOOR AREA: 106 sq. m / 1135 sq. ft



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- 3: All measurements have been taken as a guide to prospective buyers only, and are not precise.
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