



4 Bedroom House - Detached
located on Chesterton Drive,
Nuneaton
Offers Over £385,000

UP Estates



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****DETACHED FAMILY HOME**FOUR GOOD-SIZED BEDROOMS**SELF-CONTAINED ANNEX**** Up Estates are pleased to welcome to the market this outstanding modern extended detached home that has been hugely refined to a brilliant standard and sits on a generous corner plot. The accommodation comprises: entrance hallway, study, attractive lounge / dining room, superbly appointed breakfast kitchen with integrated appliances, utility room, guest cloakroom and double glazed conservatory. First floor having access to the master bedroom with en suite shower room, three further good sized bedrooms and family bathroom. Multi-car parking, a beautifully landscaped garden and a self-contained annex. Internal inspection is considered essential. Gas central heating and double glazing throughout this property. Please call us to view!

Front Aspect

Having a block paved driveway with parking for multiple vehicles and gated access to the rear garden

Porch

Having an entrance porch leading to the hall way with tiled floor, radiator, doors off and stairs to first floor.

Hall

With doors leading to the lounge and study

Study

6'9" x 7'9"

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

Lounge

15'3" x 13'10" max

Having tiled flooring, a feature brick fireplace, two radiators, coving to ceiling and opening leading to the dining area.

Dining Area

10'3" x 14'8"

Having a door leading into the kitchen and doors opening to the rear garden and a central heated radiator.

Kitchen/Breakfast Room

13'0" x 14'8" max

Having a matching range of wall and base mounted units with work surfaces over, inset stainless steel sink with mixer tap, integrated double fridge and freezer, double oven, microwave, dishwasher, electric hob with extractor over, tiled splash, window to the rear aspect, door leading to the shower room and utility and an opening to the conservatory.

Offers Over
£385,000

- DETACHED FAMILY HOME
- FOUR GOOD-SIZED BEDROOMS
- FAMILY BATHROOM, ENSUITE & SHOWER ROOM
- SELF-CONTAINED ANNEX & CONSERVATORY
- SUPERB LOCATION
- LANDSCAPED GARDEN
- MULTI-CAR DRIVEWAY
- AVAILABLE NOW!





Conservatory

Having a door leading to the rear garden

Utility

Having a matching range of wall and base mounted units with plumbing for washing machine

Shower Room

Having a large shower, low level w/c and a vanity wash basin and a central heater towel rail.

Landing

With doors leading to the bedrooms and family bathroom.

Bedroom One

13'10" x 9'4"

Having laminate floor covering, two double built in wardrobes, radiator, coving to ceiling, access to roof space and two double glazed windows to front elevation.

Ensuite

Refitted ensuite with a large shower cubicle, low level w/c, vanity wash basin, central heated towel rail and an opaque double glazed window to the side aspect

Bedroom Two

9'3" x 8'10"

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





Bathroom

Having a 'P' shaped bath, low level w/c and a vanity wash basin, central heated towel rail and an opaque double glazed window to the rear aspect.

Bedroom Three

7'10" x 9'1"

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

Bedroom Four

7'10" x 9'1"

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

Rear Aspect

Having a patio area with a brick built BBQ area to the side of the property, patio area and a raised lawn area.



Self Contained Annex

Having laminate floor covering, power and lighting with a kitchen area comprising a stainless steel single unit with mixer tap and fitted base units. Living area with double glazed patio doors to side garden. There is also a further room electric heating, cupboard and w/c with wash hand basin.

IMPORTANT NOTE TO PURCHASERS

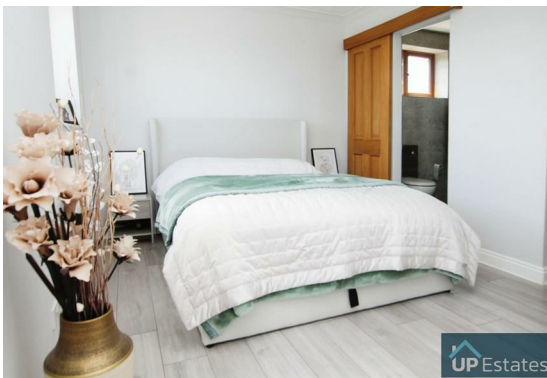
Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.



All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contact through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.



Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Chesterton Drive, Galley Common, Nuneaton





All measurements are approximate and for display purposes only

CONTACT

Up Estates,
11 Dugdale Street
Nuneaton
Warwickshire
CV11 5QJ

E: enquiries@upestates.co.uk
T: 024 7771 0790

UP Estates