



**4 Bedroom House - Detached**  
**located on Abingdon Way, Nuneaton**  
**Offers Over £435,000**







**\*\*SPACIOUS DETACHED - FOUR DOUBLE BEDROOMS - HIGHAM LANE CATCHMENT - CHECK OUT THE FLOORPLAN - THREE/FOUR RECEPTION ROOMS - SOLAR PANELS FOR ELECTRIC AND WATER HEATING\*\*** Up Estates are pleased to bring to the market a substantial and versatile family home based in an end cul-de-sac location in the highly sought after St. Nicolas Park area. Benefitting from flexible living with three reception rooms and a further multi use room as part of a previous extension and minimal living costs with Solar panels and feed in tariff (more information in full description). Briefly comprising; Hall, WC, Study, Large Lounge, Kitchen, Utility Room, Dining Room and Garage downstairs. To the First Floor are Four Double Bedrooms with Ensuite to Bedroom One, a Family Bathroom and a Playroom/Additional Office. Outside is off road parking with EV charging point, side access to the rear garden with patio, lawn area and shed. **CALL NOW TO VIEW!**

#### **Hall**

Providing access to the downstairs study, living room & WC.

#### **WC**

5'10" x 6'0"

Benefiting from a low level w/c, wash hand basin and central heated radiator.

#### **Study**

8'0" x 11'1"

A quiet & private study room with a double glazed window overlooking the front aspect, and gas central heated radiator.

#### **Living Room**

21'7" x 19'11"

An expansive living room flooded with natural light via double glazed windows which overlook the front and rear aspects, whilst sliding doors lead to the rear garden. Having gas central heated radiators and access to both dining room and kitchen are available from the living room.

#### **Dining Room**

8'1" x 16'5"

A unique dining space, with stairs ascending to the first floor playroom/office and door leading to the garage, double glazed window overlooking the rear aspect and double doors which provide access to garden.

**Offers Over  
£435,000**

- Spacious Detached
- Solar Panels for Electric and Hot Water
- Spacious Flexible Living
- Three/Four Reception Rooms
- Higham Lane School Catchment
- Check Out the Floorplan





### **Kitchen**

8'0" x 14'6"

Including a matching range of wall and base mounted units with granite work surfaces over, double fan oven, a composite sink with drainer and mixer tap, family sized integrated fridge and freezer, integrated dishwasher & wine fridge, energy efficient induction hob. A double glazed window overlooks the rear aspect with a central heated radiator underneath. Through the kitchen you can access the utility room.

### **Utility Room**

8'0" x 4'11"

Having wall and base mounted units, with stainless steel sink with drainer and mixer tap, space and plumbing for washing machine, door leading to the side aspect of the property. The utility rooms houses the modern & efficient Worcester condensing boiler.

### **Bedroom One**

14'5" x 10'3"

The master bedroom with built in wardrobes for storage, a double glazed window overlooking the front aspect with central heated radiator and access to a private ensuite.

### **Ensuite**

4'1" x 6'0"

Benefiting from being walk in wet room, low level W/C, pedestal wash basin, central heated radiator and opaque double glazed window.

### **Bedroom Two**

12'0" x 12'0"

Having built in wardrobes for storage, a central heated radiator and double glazed window to the rear aspect.



### **Bedroom Three**

14'5" x 8'8"

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



### **Bedroom Four**

12'0" x 7'9"

Having built in wardrobes, a central heated radiator and double glazed window to the front aspect.

### **Family Bathroom**

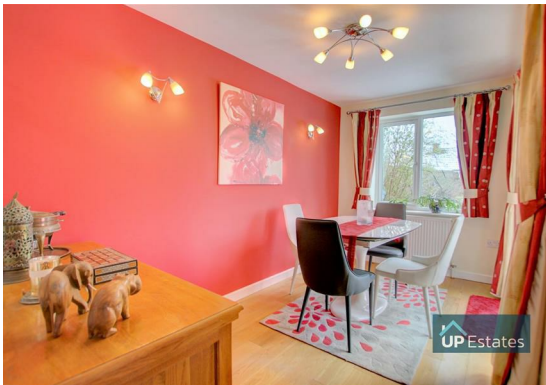
7'11" x 11'1"

A large family bathroom being fully tiled and having a panelled bath, adjacent in the room a spacious walk in shower, low level W/C, pedestal wash basin, central heated towel rail and a double glazed opaque window.

### **Playroom/Additional Office Space**

8'0" x 25'8"

A large, versatile space currently being utilised as a playroom. With a gas central heated radiator and windows overlooking the front & rear aspects of the property.



### **Garage**

Having power and lighting and an electric roller door.

### **Front Aspect**

Having a driveway with parking for multiple cars, planting area & electric vehicle charging point.

### **Rear Garden**

A private south east facing rear garden with a paved seating area followed by a lawn with fencing along the boundaries.

### **Solar Panel and Energy Bill Information**

3.99kw Solar Photovoltaic array returning 60.23p per KWH plus 4.25p per KWH for any export via the Feed in Tariff (FIT). These rates are index linked to inflation and guaranteed for the next 12.5 years and are transferable to the new owners. There are also Worcester Bosch Solar Thermal heating panels supplementing the hot water to the property alongside the boiler. The average income from the last 4 years is over £2000 annually. This is in addition to any savings made by significantly reduced electricity use. The total electricity and gas costs for 2022 were £1830 (incl Bill Support Scheme) resulting in a surplus of more than £170.



### **Disclaimer**

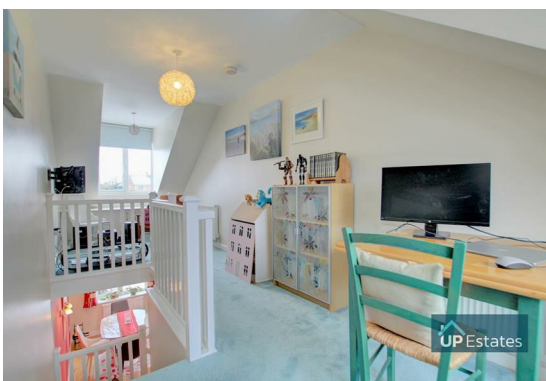
Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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 contract 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.







Abingdon Way, Nuneaton





Total Area: 178.2 m<sup>2</sup> ... 1918 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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