



5 Bedroom House - Detached
located on The Long Shoot,
Nuneaton
Offers In The Region Of £500,000



****NO CHAIN - SPACIOUS. EXTENDED FAMILY HOME ON THE LONG SHOOT - CIRCA 2,100 SQ FT****
 Impressive Social Living Kitchen/Diner - Five Bedrooms & Practical/Accessible Loft Space - Superb Rear Garden.

If you are looking for a contemporary home, with open plan living BUT do not want a new build - this is the property for you! Situated one of Nuneaton most sought after streets, well situated for access to the A5 & M69 road network, and with a nearby local produce farm shop, as well as the town's best regarded primary and secondary schools.

The property has been impressively extended and improved by the current owners, and benefits from external wall insulation, replaced roof, double glazed windows, boiler and double storey extension, The garden is south facing, and the property offers flexible living accommodation throughout, and there is a functional loft space with further scope and potential subject to the normal planning permissions and necessary consents. In brief the property comprises: Entrance Hall, Reception Hall Area, Reception Room, Formal Lounge, Living Kitchen Diner, Utility Room and WC to the Ground Floor. There is Landing, Five Bedrooms (One Ensuite, Two Further Jack n Jill En-Suite Bedrooms) and a Bathroom to the First Floor, as well as built in stair access to the Loft Space which is partially converted and with two velux style windows. We understand the property to be Freehold, EPC rating D58 and Nuneaton & Bedworth Council Tax Band D



5



3



3



D

Hall

With stairs rising to the first floor

Reception Hall Area

With ample space for storage compartments, as well as door through to Utility room and access to a built in under stair cupboard.

Reception Room

10'4" x 17'8"

Having a central heating radiator, original coving to the ceilings,

Formal Lounge

11'3" x 13'10"

Having a double glazed window to the front aspect, original coving features to the ceiling, central heating radiator and door through to the hall.

Offers In The Region Of

- NO CHAIN
- SUBSTANTIALLY EXTENDED
- Detached Family Home
- Five Bedrooms (Four Double) + Loft Space
- Three Bathrooms + Ground Floor WC
- Stunning Open Plan Living Kitchen/Diner
- Mature South Facing Rear Garden
- Sought After Street & Location
- Driveway Parking For Multiple Vehicles
- High Standard Finish Throughout





Living Kitchen/Diner
24'7" x 18'9"

The centrepiece of this home, a substantial open plan space with an attractive matching range of wall and base mounted units, central island and breakfast bar, tiled floor, two sets of bi-folding doors to the garden, ample space for separate dining and seating areas, and integrated appliances comprising dishwasher, oven, four ring electric hob, inset sink with mixer tap, space for an American fridge/freezer, recessed ceiling spotlights, wall mounted central heating radiator as well as electric underfloor heating and opening through to:



Utility Room

Having space/plumbing for a washing machine and tumble dryer, as well as separate exit door to front gated storage area and driveway.

WC Cloaks

Low level WC, wash hand basin and opaque double glazed window.



Principal Bedroom

21'5" max x 14'1" max

Impressive main bedroom suite, this flowing room has space for a king sized bed, double glazed window and central heating radiator.

Principal Bedroom En Suite

Being fully tiled, with a low level WC, walk in shower and an opaque double glazed window.

Walk in wardrobe

Having fitted shelves, further rail and wardrobe storage space.

Bedroom

10'5" x 10'0"

Double bedroom having double glazed window, central heating radiator and shared access to Jack n Jill En-Suite

Jack n Jill En-Suite

Being part tiles, with a vanity wash hand basin, walk in shower and light tunnel.

Bedroom

14'8" x 13'11"

Double bedroom having double glazed window, central heating radiator and shared access to Jack n Jill En-Suite

Bedroom

11'9" x 16'2"

Double bedroom having a double glazed bay window and central heating radiator

Family Bathroom

Having a roll top bath with mixer shower tap, low level WC, pedestal wash hand basin, traditional style central heating radiator and two opaque double glazed windows.

Bedroom/Study

10'7" x 6'11" max

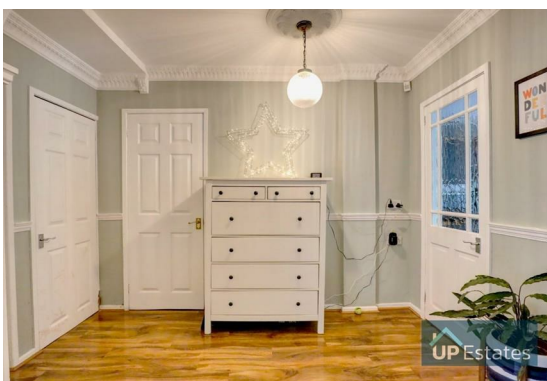
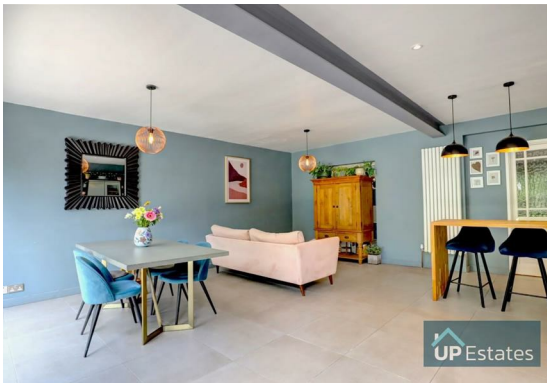
Currently used as a study, single bedroom space with central heating radiator.

Front Aspect

With stone pebble driveway with parking for multiple vehicles, as well as swing gated storage area.

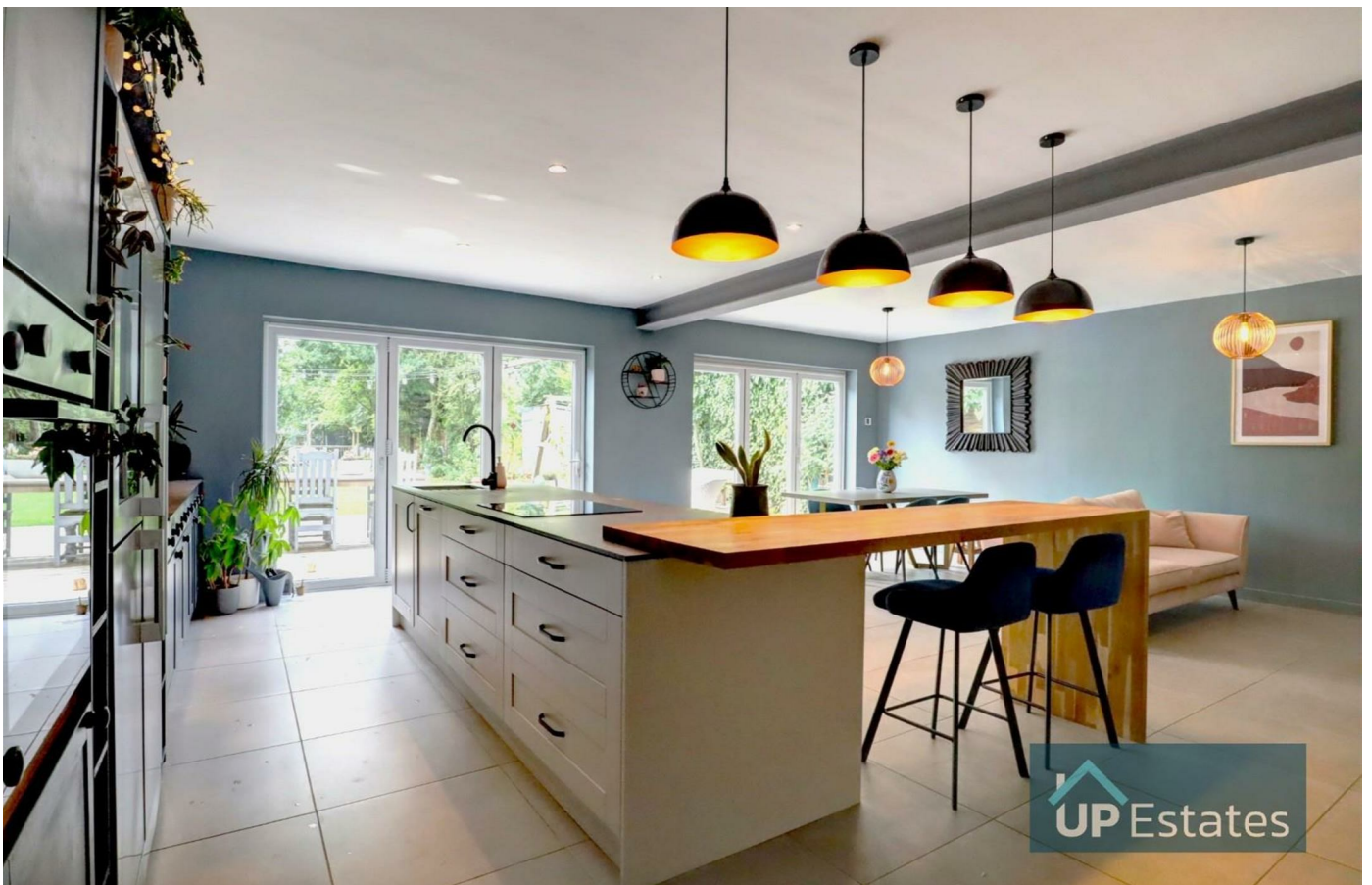
Rear Garden

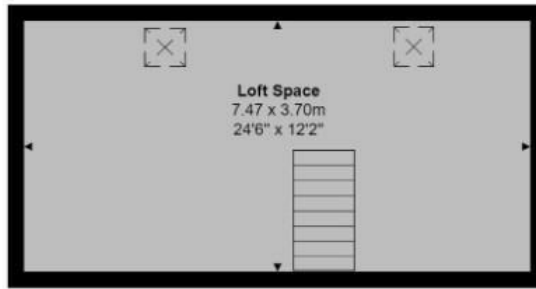
South facing rear garden, which has an initial decked area leading to an extending lawn which is well stocked with a host of shrubbery and flower features, further decked seating area with bar section, rear garden area, hedgerows to the boundaries,.





The Long Shoot, Nuneaton





The Long Shoot, Nuneaton
Circa 2,100sqft/195m2 excld loft

All measurements are approximate and for display purposes only

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