



4 Bedroom House - Detached
located on Sunburst Drive,
Nuneaton
£450,000

UP Estates



****NO CHAIN! - EXECUTIVE DAVIDSONS DETACHED RESIDENCE - FOUR DOUBLE BEDROOMS - TWO BATHROOMS + WC - SOCIAL KITCHEN/DINER - BEAUTIFUL LANDSCAPED WALLED GARDEN - TWO RECEPTION ROOMS**** Very well presented family home, situated on one of the premier "new" build estates in Nuneaton, located off the highly desired Long Shoot area of Nuneaton, being in the catchment area for very sought after schools locally. Benefitting from upgraded spec throughout, including quartz worktops in the kitchen, spacious ensuite with bath to the principal bedroom, and galleried spacious landing, this home is ready to move into enjoying these and a host of other benefits. In brief the property comprises: Reception Hall, Lounge, Dining Room, Kitchen Diner, Utility Room and WC to the ground floor. There is a Landing, Four Double Bedrooms (One With En-Suite) and Family Bathroom to the First Floor. Externally there is off road driveway parking, detached single garage, as well as an adjacent parking bay. The property has a lovely walled rear garden, with water feature, well presented lawned garden and wall to boundary, as well as pleasant front outlook on this aesthetically pleasing estate

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.

Reception Hall

Reception Hall - An impressive introduction to the house which is overlooked by the galleried landing. Stairs rise to the first floor, CLOAKS cupboard.



£450,000

- NO CHAIN
- MODERN EXECUTIVE DETACHED HOME
- FOUR DOUBLE BEDROOMS (ONE EN-SUITE)
- TWO RECEPTION ROOMS
- SOCIAL KITCHEN/DINER
- HIGHLY SOUGHT AFTER NUNEATON LOCATION
- GALLERIED LANDING & IMPRESSIVE HALLWAY
- DETACHED GARAGE & DRIVEWAY PARKING
- HIGH SPEC FINISH THROUGHOUT
- UTILITY ROOM & DOWNSTAIRS WC



Cloakroom

With a low level WC, wash hand basin and fashionable tiling and central heating radiator.

Lounge

18'4" x 11'8"

An elegant room with French doors opening onto the garden, central heating radiator and recently fitted engineered oak flooring.

Dining Reception Room

12'9" x 10'5"

Versatile room currently used as a formal dining room, which could also be used as a ground floor bedroom (WC Cloaks is adjacent) or a playroom/general reception room with central heating radiator.



Kitchen/Diner

18'4" x 12'4"

The kitchen area is fitted with a contemporary range of base and wall units with soft closing doors and drawers and quartz work surfaces, inset sink with luxury tap, as well as a five ring "AEG" gas hob with extractor over, integrated dishwasher and fridge/freezer. The room also benefits from seating/dining area and French doors to the garden.



Utility Room

6'11" x 5'1"

Utility Room - With units matching those in the kitchen including quartz work surfaces, plumbing/space for a washing machine and separate dryer, as well as central heating radiator.

Galleried Landing

This lovely landing is bright and airy, and with void down to the entrance hall, and having an airing cupboard, hatch to roof space and doors to first floor rooms.

Principal Bedroom

12'2" x 10'9"

A delightful room with fitted mirrored wardrobes running along one wall and central heating radiator.



En-Suite

Ample en-suite bathroom benefitting from a panelled bath and double sized shower cubicle, wash hand basin and tiled splashback areas.

Bedroom Two

13'1" x 9'3"

Double bedroom. Central heating radiator.

Bedroom Three

12'0" x 8'2"

Double Bedroom

Bedroom Four

12'0" x 8'11"

Double Bedroom



Family Bathroom

Comprising a low level WC, wash hand basin, bath with central tap and shower attachment. There is a separate shower enclosure, Amtico flooring and tiling to the splashback areas.

Landscaped Rear Garden

Having an initial paved seating area, extending lawn with bordered shrubbery section, wall to boundary and water feature.

Driveway & Garage

Single garage with up and over door, pitched roof offering additional storage space and having power and lighting, as well as tarmac driveway parking for multiple vehicles.





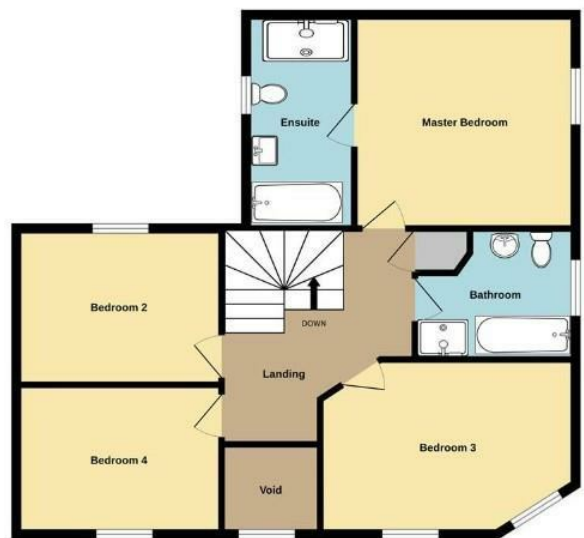
Sunburst Drive, Nuneaton



Ground Floor



1st Floor



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