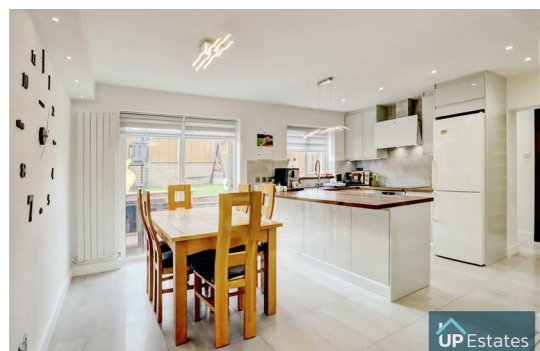




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**5 Bedroom House - Detached**  
**located on Surrey Close, Nuneaton**  
**£337,500**

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**\*\*EXTENDED - DETACHED - FIVE BEDROOMS - TWO BATHROOMS + WC - QUIET CUL DE SAC LOCATION\*\*** WHAT A HOME featuring an effortlessly stylish layout, occupying a fantastic location in this pleasant cul-de-sac next to the open grassland of Montana Walk and nearby local amenities. In brief comprising: reception hall, a spacious open plan lounge and dining kitchen, perfect for entertaining guests or relaxing at home. The modern kitchen features a range of contemporary units, including an integrated oven, hob and extractor hood, ideal for cooking up a storm. Additionally, the property benefits from a separate utility room, convenient for laundry and household tasks, as well as a guests cloakroom and a home office, perfect for those who work from home. The property has been extended, to give significant additional living and bedroom space, creating two additional bedrooms with cool mezzanine space above!

Upstairs, this property offers five bedrooms and a family bathroom, providing ample space for family and guests alike. The master bedroom features a superb en-suite shower room, providing a private and luxurious touch. Additionally, two of the bedrooms boast mezzanine levels, offering additional space adding a unique touch to the property and sure to delight the young ones.

The block paved driveway to the front provides ample motor car hardstanding and the split level rear garden is perfect for relaxing and entertaining at home.

Overall, this property is a perfect blend of modern convenience and luxurious design, providing an ideal space that should satisfy the demands of a young family. Contact us today to schedule a viewing and start the journey to your new home.

### 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.

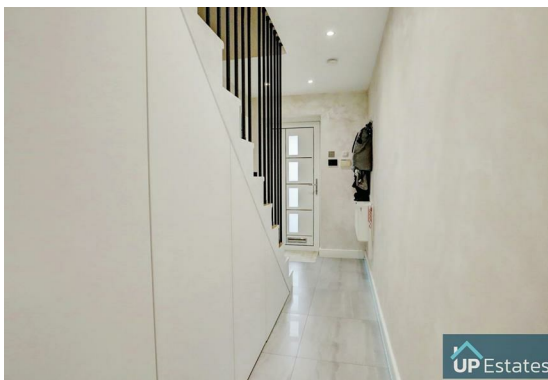
£337,500

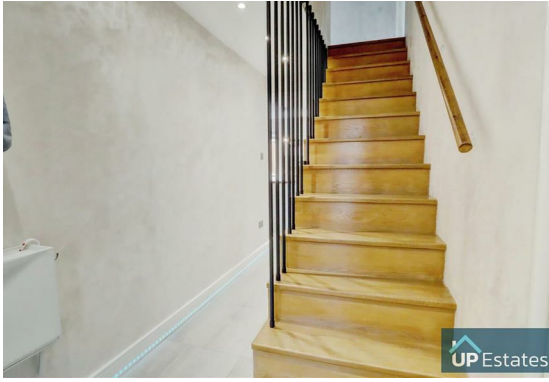
- EXTENDED DETACHED HOME
- FIVE BEDROOMS
- TWO BATHROOMS + WC CLOAKROOM
- MODERN STYLISH OPEN PLAN LAYOUT
- QUIET CUL DE SAC POSITION
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- GARAGE STORE & UTILITY ROOM
- GOOD DECORATIVE STANDARD THROUGHOUT
- Circa 1270 sq ft





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







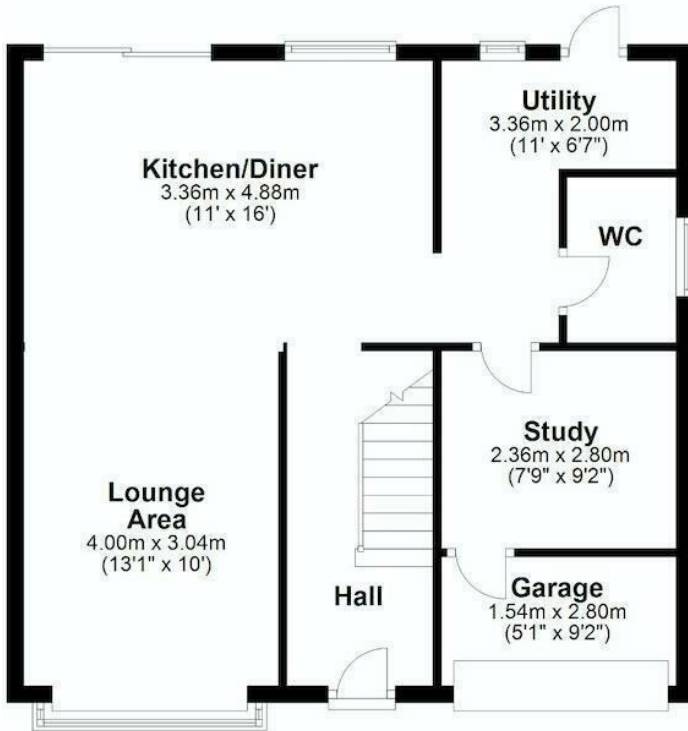


Surrey Close, Nuneaton



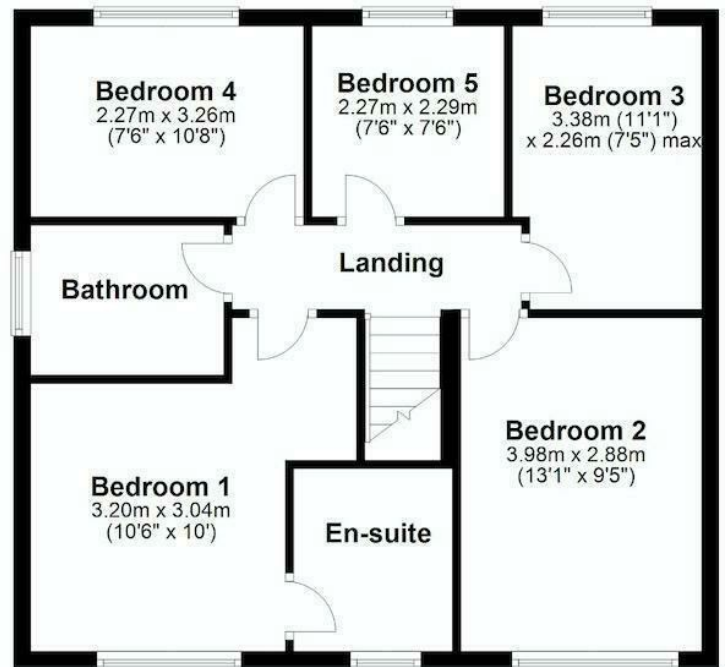
### Ground Floor

Approx. 58.4 sq. metres (628.9 sq. feet)



### First Floor

Approx. 59.7 sq. metres (643.1 sq. feet)



Total area: approx. 118.2 sq. metres (1272.0 sq. feet)

### CONTACT

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