

4 Bedroom House - Detached
located on Ribbonfields, Nuneaton
£400,000

UP Estates



****ONE OF NUNEATON'S HIDDEN GEM LOCATIONS - NEARBY TO RIVERSLEY PARK, TRAIN STATION & TOWN CENTRE**** A home ready to move into, in good condition, and with proportioned rooms suitable for a family, as well as the benefit of attractive and practical storage areas in the garden. The property features internal oak doors, garage with integral access from the property and quality fitted wardrobes to the principal bedroom. The location is one of Nuneaton's finest, being very well situated nearby to local parks, leisure facilities, gastro pubs and restaurants, train station with main lines to London, Birmingham & Leicester, and well regarded schools. In brief the property comprises: Porch, Entrance Hall, Lounge, Reception Room, Kitchen/Diner, WC Cloakroom and Integral Garage to the Ground Floor. There is a Landing, Four Bedrooms (One En-Suite) and Bathroom to the First Floor. Externally there is off road parking for multiple vehicles, as well side elevation access/storage, as well as landscaped rear garden with storage workshops.

FRONT APPROACH

Having a block paved driveway with parking for multiple vehicles.

PORCH

With a door leading into the Hallway

CLOAKROOM

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

HALLWAY

With stairs ascending to the first floor and doors leading to the Lounge and Kitchen

KITCHEN/ DINER

9'2" x 25'3"

Including a matching range of wall and base mounted units with roll top work surfaces over with upstand, a sink with drainer and mixer tap, electric oven and integrated microwave, a breakfast bar, dual aspect double glazed windows to the front and rear aspect with a side window and door.

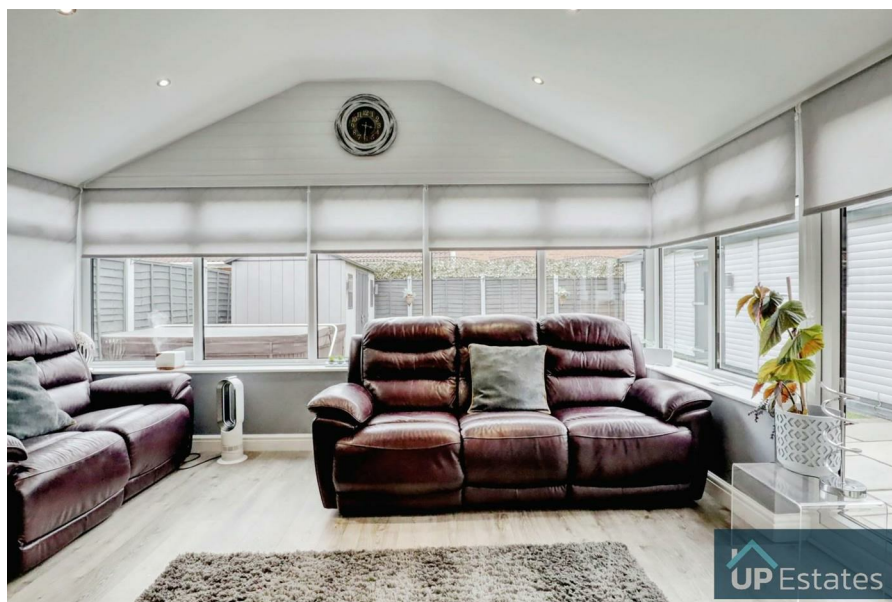
LOUNGE

15'1" x 13'5"

Having a central heated radiator and an opening leading to the garden room.

£400,000

- EXTENDED DETACHED HOME
- FOUR BEDROOMS (ONE EN-SUITE)
- OPEN KITCHEN/DINER
- TWO RECEPTION ROOM AREAS
- LOW MAINTENANCE REAR GARDEN
- BLOCK PAVED AMPLE DRIVEWAY PARKING
- SOUGHT AFTER CENTRAL NUNEATON LOCATION
- DOWNSTAIRS WC
- SPACIOUS STORAGE WORKSHOP





GARDEN ROOM

15'1" x 12'4"

Having double glazed windows and doors leading to the rear garden.

LANDING

With stairs rising from the ground floor, access to a storage cupboard and doors leading to accommodation

BEDROOM ONE

15'9" x 10'6"

Having a central heated radiator and double glazed windows to the front aspect and fitted wardrobes



ENSUITE

Benefiting from a tiled shower cubicle, low level W/C, wash basin, central heated towel rail and opaque double glazed window

BEDROOM TWO

8'5" x 12'5"

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



BEDROOM THREE

8'6" x 8'10"

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

BATHROOM

Being fully tiled and having a panelled bath with shower over, low level W/C, vanity wash basin, central heated towel rail and a double glazed opaque window

BEDROOM FOUR

7'4" x 8'10"

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



GARAGE

Having an up and over door with power and lighting.

REAR ASPECT

Having an initial patio area extending to an artificial lawn with a workshop/ store.

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.



Ribbonfields, Nuneaton





Total Area: 140.0 m² ... 1507 ft² inc outbuildings & garage

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