

**4 Bedroom House - Detached**  
**located on Coombe Drive,**  
**Nuneaton**  
**Offers Over £318,000**

**UP Estates**



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**\*\*ONE OF NUNEATON'S HIDDEN GEMS - QUIET CUL DE SAC OF LESS THAN 30 HOMES - STYLISH BELLWAY BUILT DETACHED - FOUR BEDROOMS (ONE EN-SUITE) - INCREDIBLE REAR GARDEN WITH HOT TUB\*\*** Here is a superb opportunity to buy a home situated in a lovely quiet spot, with the benefit of two reception rooms, downstairs wc & utility, as well as garage and driveway parking for multiple vehicles. A viewing is required to fully appreciate this home, its potential, and the idyllic spot that it occupies!

An ideal family home that is well presented throughout and benefits from double glazing, gas central heating and solar panels owned outright with monetary return per annum. The accommodation briefly comprises entrance hallway, WC with white two piece suite, living room with bay window and feature fire place housing a gas fire, dining room with patio doors to the garden, there is a superb modern replacement bespoke breakfast kitchen with a matching range of white wall and base units, quartz/granite work tops and a breakfast bar with integrated fridge and freezer & super pantry, archway to utility area with plumbing for washing machine. To the first floor there are four bedrooms, the main bedroom benefits from fitted wardrobes and an en-suite shower room with a white two piece suite and shower pod with mains shower, bedroom two is double in size with fitted wardrobes and the two further

#### **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.

## Offers Over £318,000

- MODERN STYLE DETACHED
- FOUR BEDROOMS (ONE EN-SUITE)
- TWO RECEPTION ROOMS
- DOWNSTAIRS WC & UTILITY ROOM
- BEAUTIFUL REAR GARDEN
- QUIET CUL DE SAC LOCATION
- GARAGE & DRIVEWAY PARKING
- REFITTED GOOD SPEC BREAKFAST KITCHEN





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







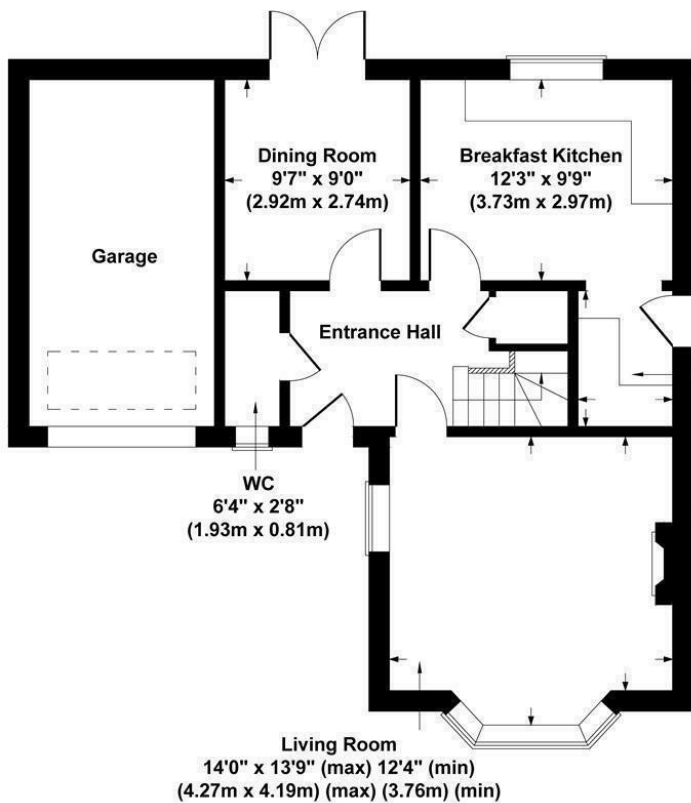
Coombe Drive, Nuneaton



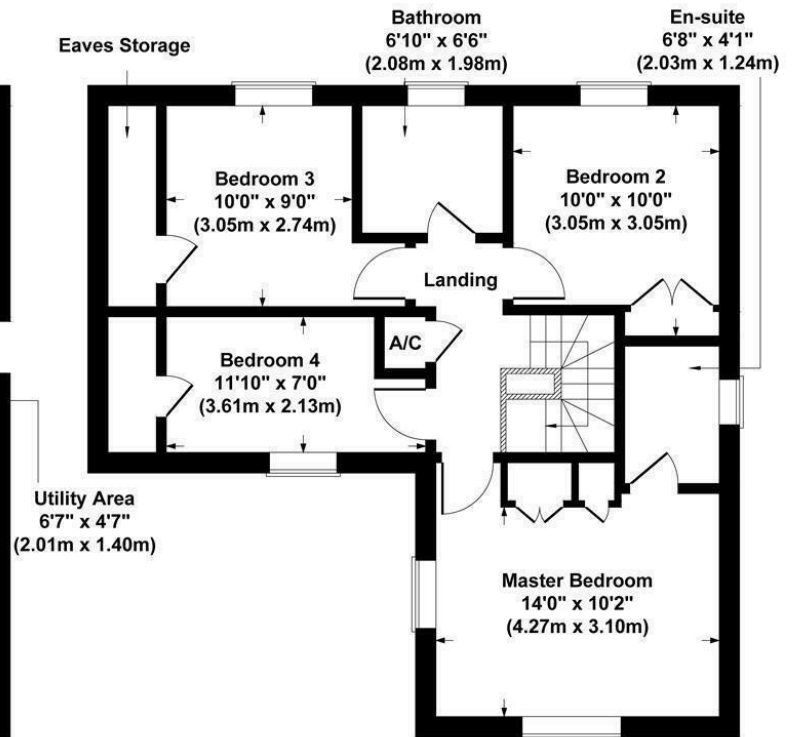
## Coombe Drive

Total Approx. 109.71 sq. metres (1181 sq. feet)

Ground Floor  
Total Approx. 51.37 sq. metres (553 sq. feet)



First Floor  
Total Approx. 58.34 sq. metres (628 sq. feet)



### CONTACT

Up Estates,  
11 Dugdale Street  
Nuneaton  
Warwickshire  
CV11 5QJ

E: [enquiries@upestates.co.uk](mailto:enquiries@upestates.co.uk)  
T: 024 7771 0790

