



4 Bedroom House - Link Detached
located on Newlyn Close, Nuneaton
£375,000

UP Estates

MOTIVATED SELLERS - PRICE REDUCED FOR A QUICK SALE **SPACE, SPEC & SOUGHT AFTER LOCATION - EXTENDED DETACHED HOME - QUIET END OF CUL DE SAC POSITION - FOUR/ FIVE BEDROOMS & THREE RECEPTION ROOMS - APPROVED PLANNING PERMISSION FOR A SINGLE STOREY EXTENSION** If you are looking for a property that offers ample, flexible living accommodation, yet done to a good spec throughout and ready to move into - then look no further! Offering driveway parking for multiple vehicles, a single garage and good sized bedrooms. This home does offer a ground floor layout that could facilitate a downstairs bedroom, therefore making it a 5 bedroom dependant on your needs. The breakfast dining kitchen is the focal point and heart of the home, and features an island, full length units with integrated appliances and quartz worktop surfaces. The property also benefits from approved planning permission for a single storey extension to the front aspect, valid until June 2025.

The property has substantially improved from original design with a full width double storey extension providing additional rooms and has double glazing and gas central heating through-out. There are a host of local amenities nearby including Nuneaton train station and town centre, reputable schools and North Warwickshire College.

In brief the property comprises entrance hall, lounge, luxury breakfast dining kitchen room, reception dining room, study or additional bedroom, and WC Cloaks to the Ground Floor. To the first floor there are four bedrooms, including principal bedroom with en-suite and fitted wardrobe area, as well as family bathroom. A lovely, private rear garden and driveway providing off road parking for multiple vehicles are found externally. This Viewing is essential to appreciate all that is on offer.



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.

£375,000

- MOTIVATED SELLERS - PRICE REDUCED FOR A QUICK SALE
- SPACIOUS DETACHED HOME - FOUR/FIVE BEDROOMS (ONE ENSUITE)
- THREE RECEPTION ROOMS
- QUIET END OF CUL DE SAC POSITION
- REFITTED HIGH SPEC BREAKFAST DINING KITCHEN
- DOWNSTAIRS WC
- DOWNSTAIRS STUDY RECEPTION ROOM
- PRIVATE REAR GARDEN
- REFITTED BATHROOM
- APPROVED PLANNING PERMISSION FOR A SINGLE STOREY EXTENSION





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

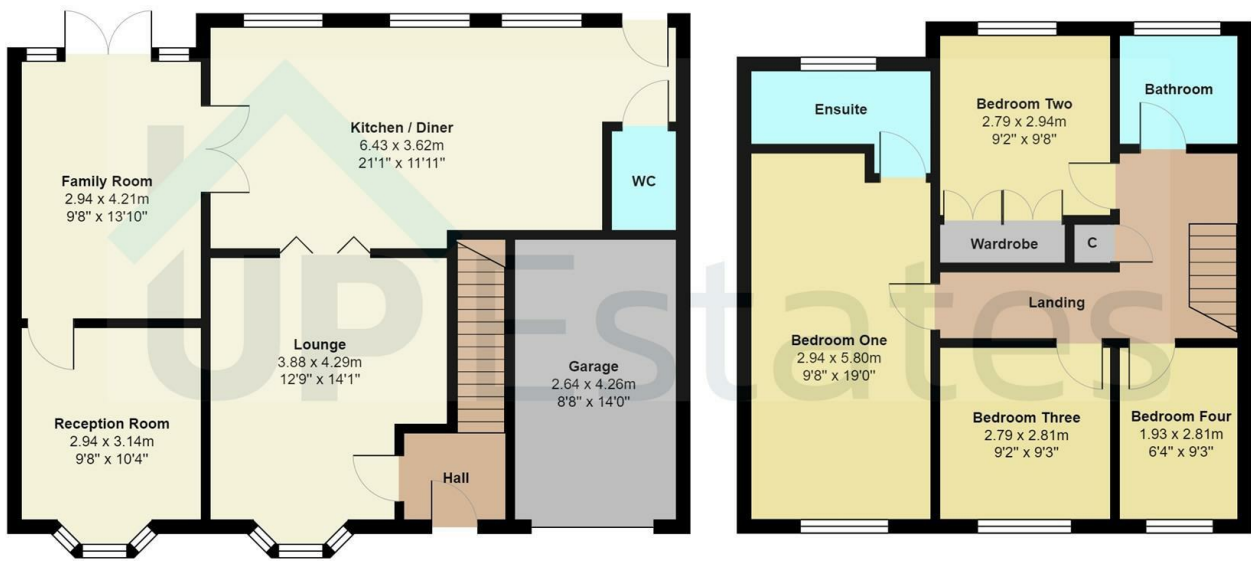






Newlyn Close, Nuneaton





Total Area: 147.3 m² ... 1586 ft²
 All measurements are approximate and for display purposes only

CONTACT

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