

**3 Bedroom House - Detached**  
**located on Sunburst Drive,**  
**Nuneaton**  
**£340,000**

 **UP Estates**



**\*\*SPACIOUS MODERN STYLE DETACHED - SOCIAL OPEN KITCHEN/DINER - THREE DOUBLE BEDROOMS - TWO BATHROOMS + DOWNSTAIRS WC\*\*** This well appointed Davidsons Homes "Alford" style home has a host of features, including the rare benefit of a "new build" rear garden that is not overlooked, good sized bedrooms, and with further scope to add more living space if required and subject to the usual and mandatory constraints and approvals. Located just off the Long Shoot, this property is situated in the catchment area for well regarded schools, nearby to the A5 & M69 road network and in brief comprises: Hall, Lounge, Kitchen/Diner, Utility Area, WC Cloaks & Integral Garage to the Ground Floor. There is a Landing, Three Bedrooms (One En-Suite) and Bathroom to the First Floor. Externally there is off road parking for multiple vehicles (side by side) and side elevation access to the private rear garden.

#### **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.

£340,000

- IMPRESSIVE MODERN DETACHED
- HIGHLY SOUGHT AFTER LOCATION
- THREE DOUBLE BEDROOMS (ONE EN-SUITE)
- OPEN SOCIAL KITCHEN/DINER
- NON OVERLOOKED REAR GARDEN
- DRIVEWAY PARKING + GARAGE
- DOWNSTAIRS WC & UTILITY
- SPACIOUS FAMILY BATHROOM
- NEW BUILD WARRANTY REMAINING CIRCA 3 YEARS





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

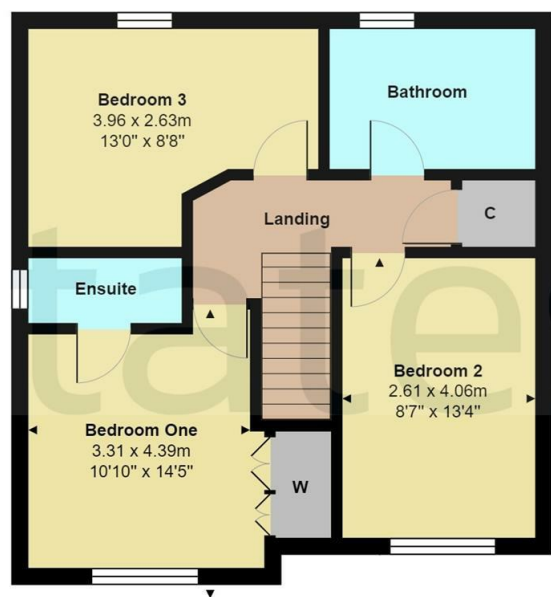
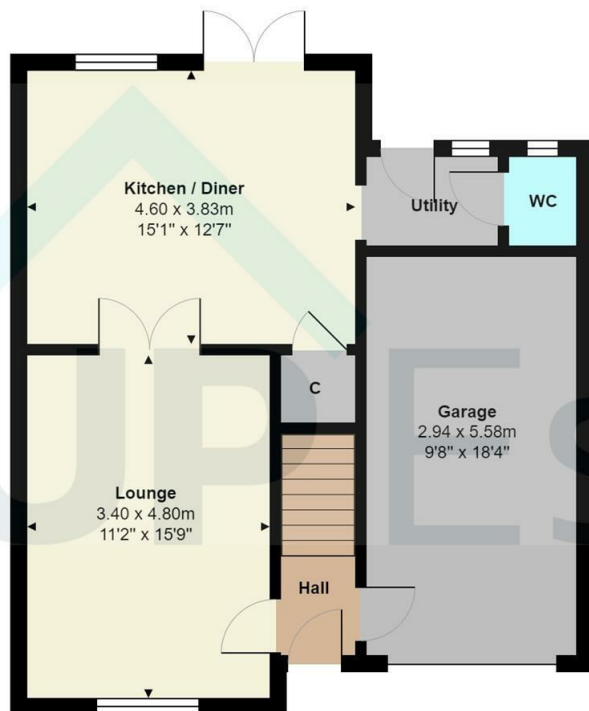






Sunburst Drive, Nuneaton





Total Area: 107.0 m<sup>2</sup> ... 1152 ft<sup>2</sup> inc 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](mailto:enquiries@upestates.co.uk)  
T: 024 7771 0790

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