

**6 Bedroom House - Detached**  
**located on Bermuda Road,**  
**Nuneaton**  
**£525,000**

**UP Estates**





£525,000

- SUBSTANTIALLY EXTENDED DETACHED RESIDENCE
- INCREDIBLE FLOORPLAN
- 5/6 BEDROOMS - BEDROOMS AVAILABLE ON EACH FLOOR
- SOCIAL OPEN PLAN LIVING KITCHEN DINER
- 2ND KITCHEN/UTILITY ROOM
- DOWNSTAIRS WETROOM + WC/TWO UPSTAIRS BATHROOM
- SIDE BY SIDE PARKING FOR x3 VEHICLES
- CONVERTED GARAGE - GAMES ROOM/SPACIOUS OFFICE POTENTIAL
- FLEXIBLE. MULTI GENERATIONAL LIVING
- NEARBY TO GEORGE ELLIOTT HOSPITAL & a444 ROAD NETWORK

Check Out The Floorplan On This One!! \*\*VERY, VERY RARE OPPORTUNITY - SUBSTANTIALLY EXTENDED DETACHED RESIDENCE - 5/6 BEDROOMS - FOUR BATHROOMS + WC - HIGHLY AMENABLE LOCATION\*\*

Superb value money is offered on this over 2,000 sq ft family home, offering significant and flexible living accommodation, suitable for large families or a multi generational living setup. Having undergone a double garage conversion, as well as extension to the rear of the property, this property ticks a lot of boxes and is found to a very good decorative standard throughout - ready to move into! Located in this desirable location, nearby to George Elliott Hospital, with convenient road connections to the a444 & m6 road network, as well as a host of shops, public transport links, and schools.

Featuring a high spec Kitchen with quartz worktops, integrated appliances, and underfloor heating to sections of the living kitchen/diner, as well as benefitting from bi-folding doors, four sky lights and further 2nd Kitchen with further sink, space/plumbing for a washer/dryer, American fridge/freezer and range style cooker. One has the option to have 4 separate reception room areas downstairs, or one could utilise two of those reception rooms as bedrooms, with the benefit of w/c and wet-room to the ground floor. The property also has an electric car charging point fitted to the side aspect, and landscaped rear garden with paved patio, pond feature and lawn area, fully fenced to the boundaries and with useful covered storage section to one side and access to the front driveway down the other size aspect. EPC rating pending soon.

This property is a one off, and must be viewed to understand and appreciate the accommodation on offer. Call us to find out more about this unique property, and to arrange your viewing.

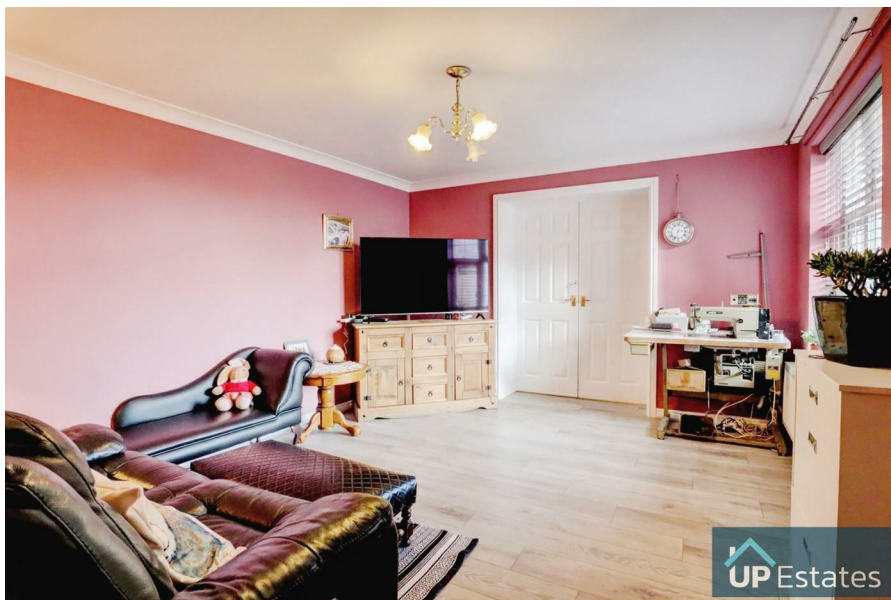
### IMPORTANT NOTE TO PURCHASERS

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.



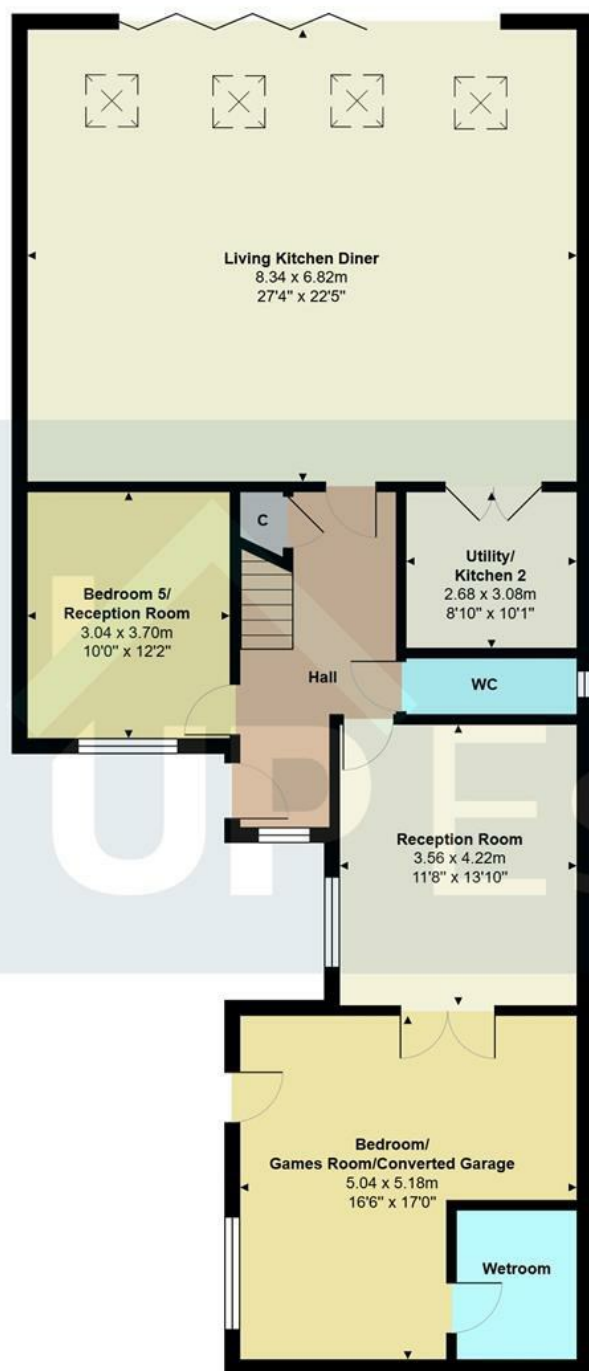






Bermuda Road, Nuneaton





Total Area: 194.6 m<sup>2</sup> ... 2094 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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