

4 Bedroom House - Detached
located on Rainsbrook Drive,
Nuneaton
Guide Price £525,000

 **UP** Estates



****MODERN STYLE DETACHED HOME ON A SUPERB PLOT - FOUR UPSTAIRS BATHROOMS + GROUND FLOOR WC - OVER 1,700sqft IN ALL - THREE DOWNSTAIRS RECEPTION ROOM AREAS**** Rare opportunity to acquire a family home, with a great, non overlooked rear garden - harder to find than one may realise with newbuilds around aplenty! With ample, spacious dimensions throughout, upon first entry into the reception hallway this property will feel like home. CHECK OUT THE FLOORPLAN TO APPRECIATE THE SIZE & SCOPE of the accommodation offer.

In brief the property comprises, entrance hall, guest cloak room, spacious lounge with beautiful feature fireplace, dining room, large breakfast kitchen with a range of integrated appliance, utility room and study/gym. To the first floor there are four double bedrooms three of which are en-suite and the family bathroom. The property further benefits gas central heating, double glazing, off road parking and large enclosed rear garden.

Call us now to arrange you 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.

Guide Price £525,000

- FANTASTIC PLOT
- SUBSTANTIAL DETACHED HOME
- OVER 1,700sqft IN ALL
- FOUR UPSTAIRS BATHROOMS
- FOUR DOUBLE BEDROOMS
- THREE RECEPTION ROOM AREAS DOWNSTAIRS
- SOUGHT AFTER LOCATION
- IMPRESSIVE RECEPTION HALL
- OPEN PLAN KITCHEN/DINER
- SECLUDED, SUBSTANTIAL REAR GARDEN





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

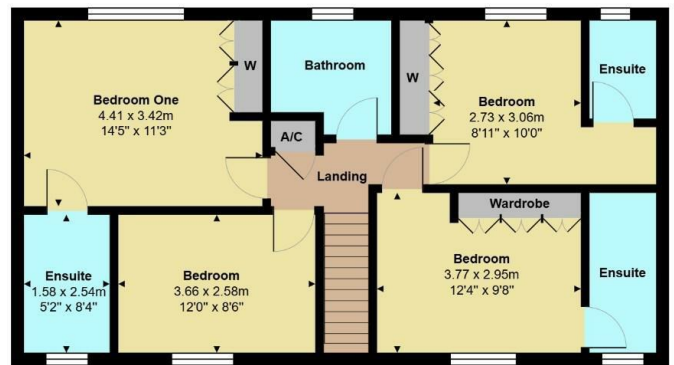






Rainsbrook Drive, Crowhill, Nuneaton





Total Area: 161.1 m² ... 1734 ft²

All measurements are approximate and for display purposes only

CONTACT

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