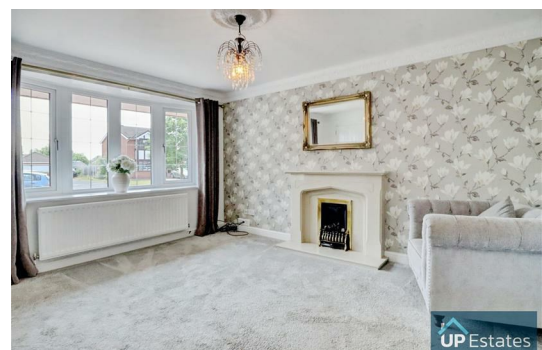




4 Bedroom House - Detached
located on St. Austell Close,
Nuneaton
£375,000

UP Estates



DETACHED - NO UPWARD CHAIN - FOUR BEDROOMS - SEPERATE BATHROOM AND SHOWER ROOM - FULLY RENOVATED - MODERN DESIGN - OUTDOOR OFFICE SPACE - SUN ROOM - UTILITY ROOM - DOWNSTAIRS WC

Situated on a quiet residential close in the highly sought-after Horeston Grange area of Nuneaton, this beautifully renovated four-bedroom detached home is a showcase of thoughtful design, high-quality finishes, and practical living. Every detail has been carefully considered—from motion sensor lighting and smart storage solutions to stylish décor and a seamless flow of living space.

The ground floor offers a spacious open-plan kitchen and dining area, perfect for modern family life and entertaining, along with a bright sunroom that brings the outside in. A generous living room, downstairs WC, and a mostly converted garage providing a large utility room add excellent function and flexibility.

Upstairs, you'll find four well-proportioned bedrooms, a modern family bathroom, and a separate shower room—ideal for busy households. Outside, the low-maintenance rear garden includes a detached office room, perfect for remote working or hobbies, and the multi-car driveway ensures ample parking.

Located within walking distance of local shops, well-regarded schools, and open green spaces, the property also benefits from excellent transport links via the A5, M6, and Nuneaton train station, offering easy access to Coventry, Birmingham, and Leicester.

A rare opportunity to own a home that's move-in ready and finished to an exceptional standard in one of Nuneaton's most desirable neighbourhoods.

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

£375,000

- DETACHED FOUR BEDROOM
- FULLY RENNOVATED
- UTILITY ROOM
- DRIVEWAY FOR MULTIPLE CARS
- SEPERATE BATH AND SHOWER ROOMS
- OUTBUILDING CURRENTLY USED AS AN OFFICE
- DOWNSTAIRS WC
- SUN ROOM
- OPEN PLAN KITCHEN/DINER
- NO UPWARD CHAIN



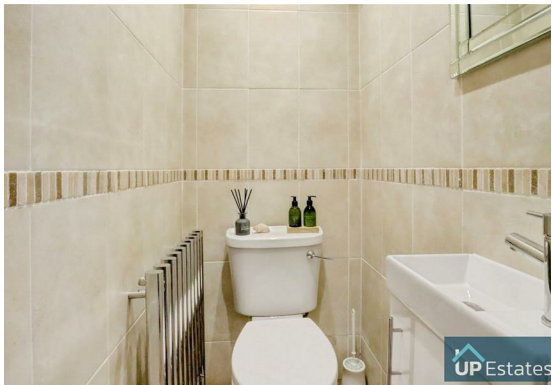


vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

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 contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.



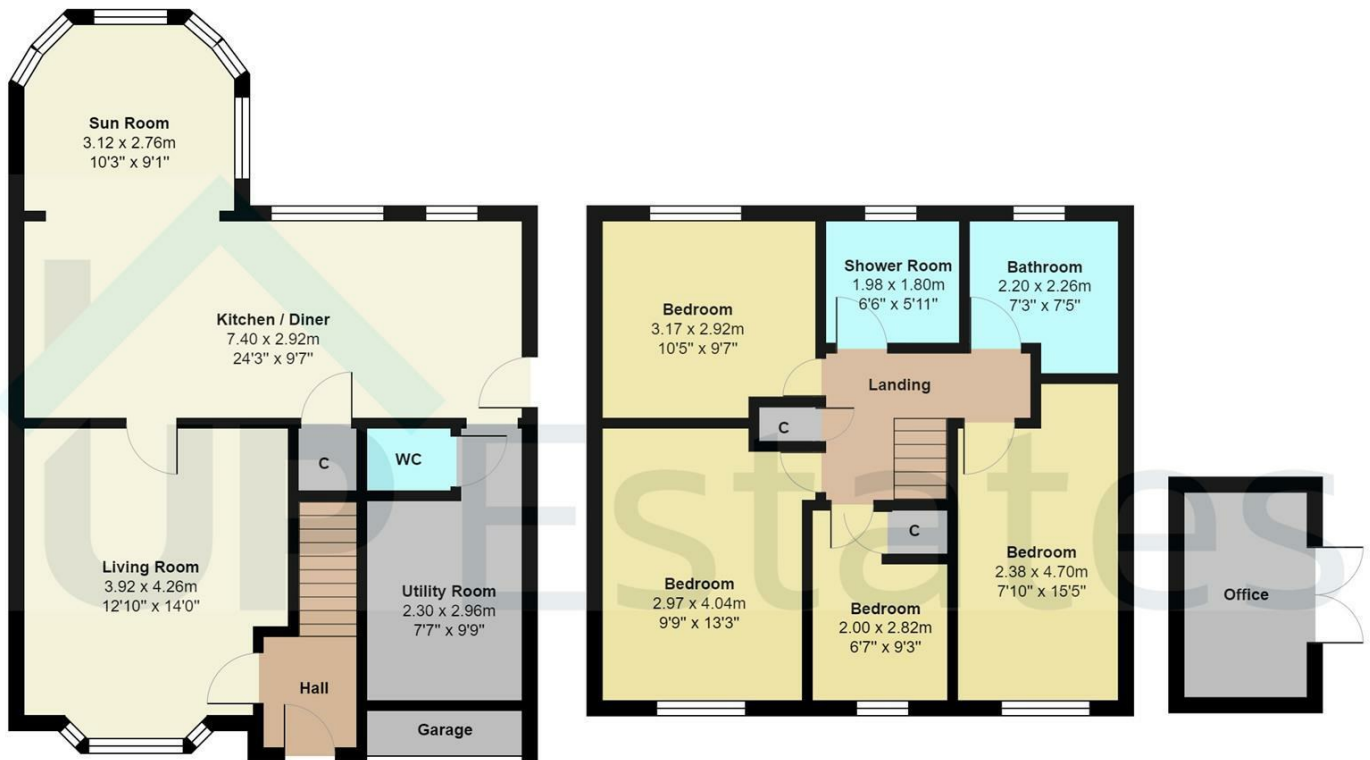
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





St. Austell Close, Nuneaton





Total Area: 119.9 m² ... 1290 ft² (excluding office)

All measurements are approximate and for display purposes only

CONTACT

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