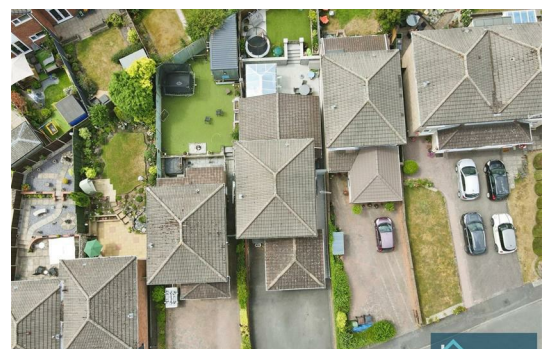
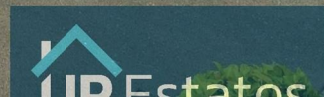




4 Bedroom House - Detached
located on Monmouth Gardens,
Nuneaton
£350,000





£350,000

- HEAVILY EXTENDED DETACHED
- MODERNISED THROUGHOUT
- CHECK OUT THE FLOORPLAN - OVER 1,600 sq ft
- BEAUTIFUL OPEN PLAN KITCHEN/DINER
- BRIGHT CONSERVATORY
- DOWNSTAIRS SHOWER ROOM
- VERSATILE RECEPTION ROOM
- ENSUITE
- PARKING FOR MULTIPLE CARS
- UTILITY ROOM

STUNNING OPEN PLAN KITCHEN/DINER - READY TO MOVE INTO - UTILITY ROOM - DOWNSTAIRS SHOWER ROOM - VERSATILE ROOM DOWNSTAIRS - LARGE LIVING ROOM - PARKING FOR MULTIPLE CARS

Beautifully extended and finished to a high standard throughout, this impressive family home on Monmouth Gardens in the sought-after Stockingford area offers generous and flexible living space, ideal for modern family life. Heavily extended to both the front and rear, the property now boasts a spacious and versatile layout rarely found in similar homes.

Upstairs you'll find three well-sized bedrooms, with the main bedroom benefiting from its own stylish en-suite, and a modern family bathroom. The ground floor features a large, welcoming living room, a stunning open-plan kitchen/diner, and a bright conservatory that looks out onto a beautifully kept, low-maintenance two-level garden. A versatile fourth room on the ground floor offers excellent flexibility—as a bedroom, office, or snug—with built-in storage, and is served by a modern downstairs shower room for added convenience.

Additional highlights include a separate utility room, perfect for keeping laundry and household tasks tucked away, and ample off-road parking for multiple cars on the generous driveway.

Situated in a quiet residential cul-de-sac in Stockingford, the property is within easy reach of local schools, parks, shops, and regular bus routes. Nuneaton town centre, George Eliot Hospital, and major transport links including the A444, M6, and Nuneaton station are all nearby, making this a highly convenient and desirable location.

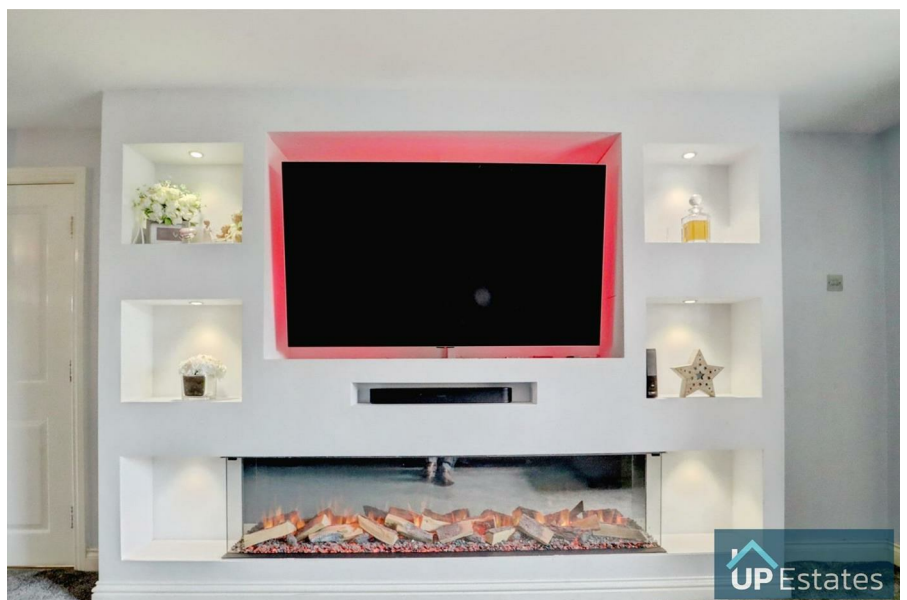
A superb, move-in-ready family home offering space, style, and practicality in equal measure.

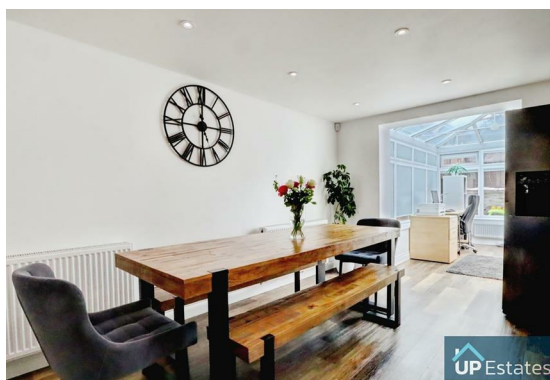
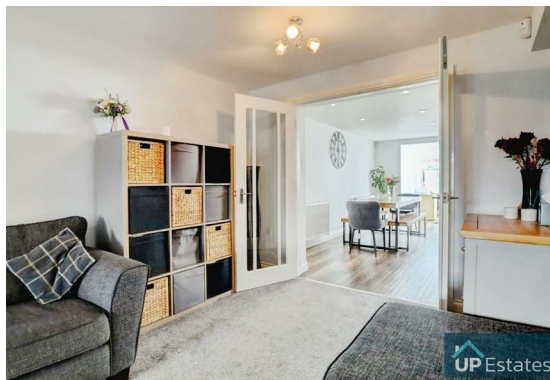
IMPORTANT NOTE TO PURCHASERS

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 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.





Monmouth Gardens, Nuneaton





Total Area: 149.8 m² ... 1613 ft²

All measurements are approximate and for display purposes only

CONTACT

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 **UP** Estates