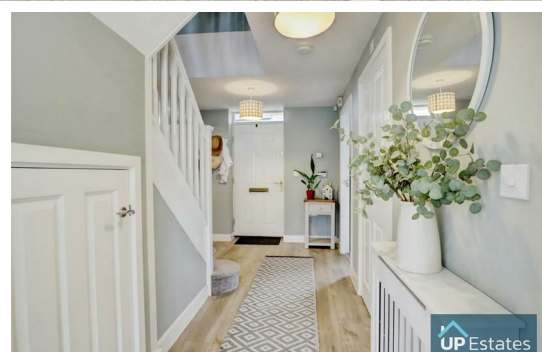
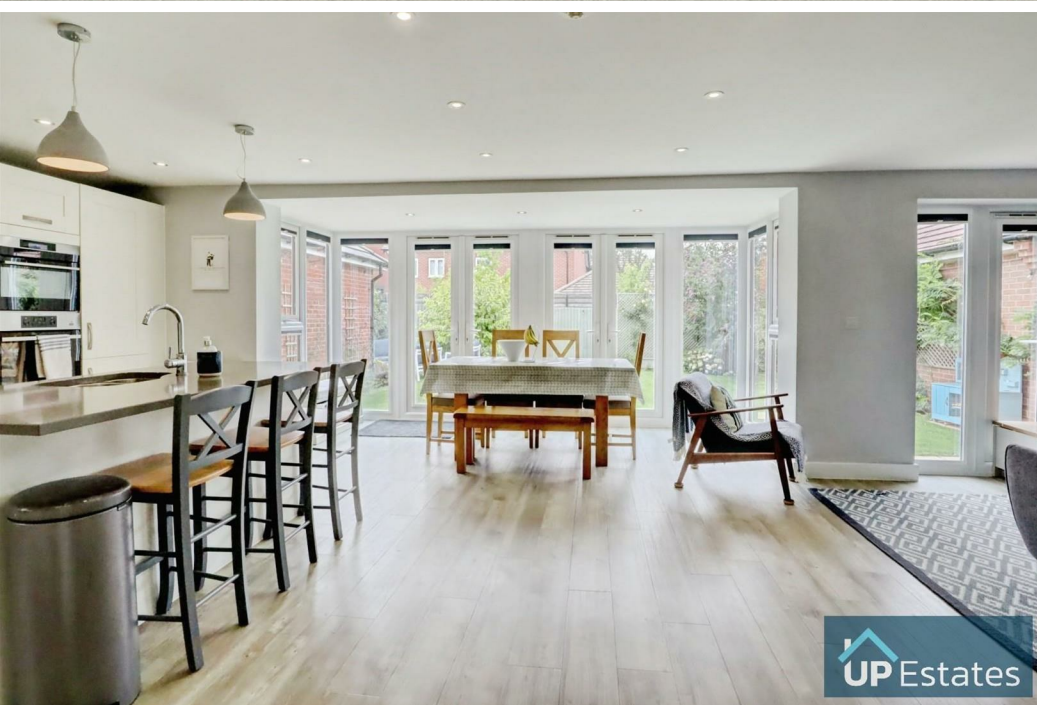




4 Bedroom House - Detached
located on Watitune Avenue,
Nuneaton
£570,000

UP Estates



****BEAUTIFUL CONTEMPORARY GEORGIAN STYLE EXECUTIVE RESIDENCE - FOUR BEDROOMS (ONE EN-SUITE) - DOUBLE GARAGE & AMPLE DRIVEWAY - SOCIAL OPEN PLAN LIVING KITCHEN DINER**** Built by well renowned local builder Davidsons Homes in 2018, this family home has an attractive frontage, landscaped rear garden and is located in one of Nuneaton's most desirable places to live - with schools, local shops, pubs and takeaways as well as field walks all on one's doorstep. The property has an impressive reception hallway leading up to a spacious galleried landing, with the benefit of four double bedrooms all with fitted wardrobes, including principal bedroom with an en-suite and walk in wardrobe/dressing area, creating quite the main bedroom suite. With built in storage cupboards, as well as handy utility room, and door into the double garage from the side of the house - this property is a prime example of style and practicality - call us to arrange your viewing today! CHECK OUT THE FLOORPLAN to understand the layout on offer and dimensions of the accommodation throughout.

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

£570,000

- EXECUTIVE DETACHED RESIDENCE
- SPACIOUS ACCOMODATION - c. 1750 sq ft + Double Garage
- FOUR DOUBLE BEDROOMS (ONE EN-SUITE)
- IMPRESSIVE OPEN PLAN LIVING KITCHEN DINER
- GROUND FLOOR STUDY/OFFICE
- UTILITY ROOM & WC
- SOUGHT AFTER WEDDINGTON LOCATION
- DOUBLE GARAGE + MULTI CAR DRIVEWAY
- RECEPTION HALL & GALLERIED LANDING
- BEAUTIFUL REAR GARDEN





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.

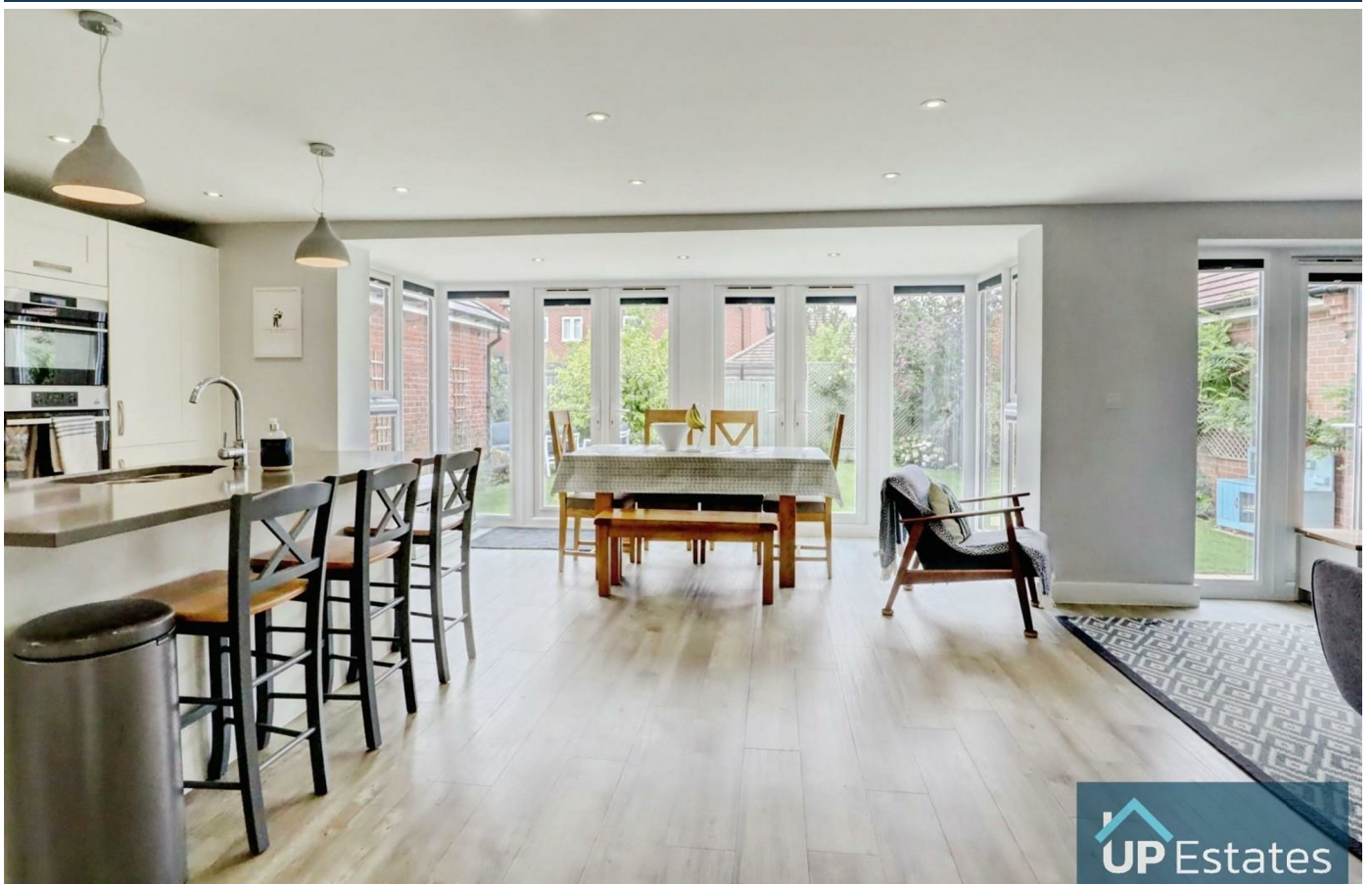


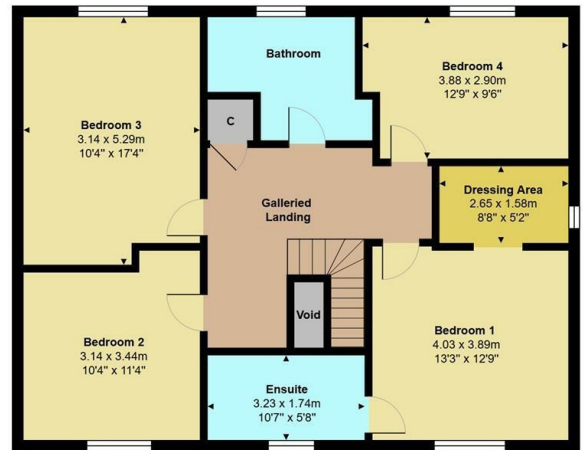
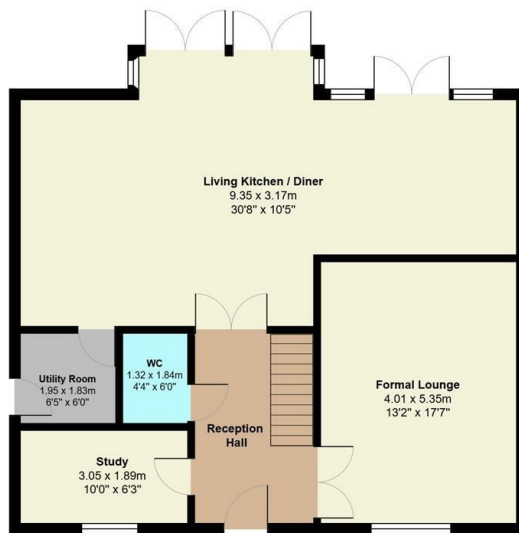
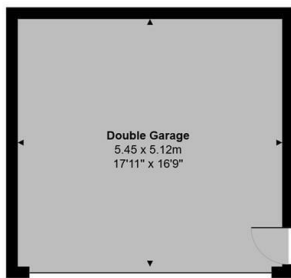
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Watitune Avenue, Weddington, Nuneaton





Total Area: 162.8 m² ... 1752 ft² (excluding double garage)

All measurements are approximate and for display purposes only

CONTACT

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