



6 Bedroom House - Detached
located on Golf Drive, Nuneaton
£575,000





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****HIGH SPECIFICATION**SIX BEDROOMS**THREE BATHROOMS**** Here is a fantastic opportunity to purchase an immaculately and beautifully presented six bedroom corner plot property. This property benefits from having an electric gated driveway, a stunning modern kitchen/diner, two reception rooms, six bedrooms and three bathrooms. In brief this property comprises; a secure entrance with an electric gate, front lawn, driveway with an electric charging point, entrance hall, downstairs w/c, living room, sitting room and kitchen/diner to the ground floor. To the first floor there are four bedrooms, one bedroom includes an ensuite and there is also a family bathroom. On the second floor there are two more bedrooms and a shower room. Externally to the rear there is an attractive private garden with a seating area and mature shrubbery.

Front Aspect

Having a private and secure electric gated drive-way with a front lawn and plenty of space for parking. It also has a side gate which gives access to the rear garden.

Entrance Hall

A welcoming entrance to the property having stairs ascending to the first floor and doors leading into the living room, sitting room, kitchen/diner and downstairs w/c. There is also a central heated radiator and a double glazed full length window to the front aspect which is adjacent to the front door. burglar alarm fitted.

Living Room

12'4" x 11'8"

A pleasant living room having a double glazed bay window to the front aspect, a feature light and a central heated radiator. It also has a door leading into the entrance hall and an opening leading into the sitting room.

Sitting Room

16'3" x 12'4"

An elegant sitting room having a feature fireplace with an integrated gas fire, double glazed windows are situated either side of the fire place, a feature ceiling light and wall lights and a central heated radiator. It also has double glazed sliding patio doors leading out into the rear garden, a door leading into the entrance hall and an opening which leads through into the living room.

Kitchen/Diner

35'4" x 16'7" max

A stunning and modern kitchen/diner with matching wall and base mounted units with a quartz worktop and matching upstands. Featuring an integrated oven and microwave as well as an integrated gas hob with a splashback and an extractor fan over. Including an integrated dishwasher, washing machine, tumble dryer and a sink with a mixer tap and drainer. Having an integrated washing machine, space for a fridge/freezer and an island with space for sitting. There are spotlights, and floor lighting with two double glazed windows to the rear aspect along with a two double glazed windows in the dining area to the front and side aspect. It has two doors leading from the entrance hall and a door leading out onto the side of the property. There is space for a dining room table and a central heated radiator.

£575,000

- HIGH SPECIFICATION DETACHED PROPERTY
- SIX DOUBLE BEDROOMS
- THREE BATHROOMS
- ELECTRIC GATED DRIVEWAY
- STUNNING KITCHEN/DINER
- TWO RECEPTION ROOMS
- ATTRACTIVE PRIVATE REAR GARDEN
- CORNER PLOT
- NOT DIRECTLY OVERLOOKED





Landing

With stairs rising from the ground floor, doors leading to accommodation. and the family bathroom.

Bedroom One

15'1" x 12'4"

Spacious first bedroom having a central heated radiator and double glazed window to the front aspect

Ensuite

7'0" x 6'5"

Following on from the first bedroom is the ensuite benefiting from a tiled shower cubicle, low level W/C, pedestal wash basin, central heated towel rail and opaque double glazed window.

Bedroom Two

12'11" x 12'4"

Double Bedroom having a central heated radiator and double glazed window to the rear aspect.

Bedroom Three

16'2" x 9'8"

Double Bedroom having a central heated radiator and double glazed window to the front aspect.

Bedroom Four

11'9" x 9'11"

Double Bedroom having a central heated radiator and double glazed window to the rear aspect.





Landing

With stairs rising from the first floor, providing access to storage space within the eaves, shower room and doors leading to accommodation.

Shower Room

7'9" x 6'4"

Benefiting from a tiled shower cubicle, low level W/C, pedestal wash basin, central heated towel rail and double glazed opaque velux window.

Bedroom Five

17'6" x 12'5"

Double Bedroom having a central heated radiator and double glazed velux window to the side and an integrated storage cupboard.

Bedroom Six

17'6" x 9'8"

Double Bedroom having a central heated radiator and double glazed velux window to the rear aspect.



Garden

A spacious private rear garden with a paved seating area followed by a lawn with fencing and shrubbery along the boundaries.

DISCLAIMER

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.





Golf Drive, Nuneaton





Total Area: 202.62 square metres / 2181 square feet

All measurements are approximate and for display purposes only

CONTACT

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