



**5 Bedroom House - Detached**  
**located on Atherstone Road,**  
**Nuneaton**  
**£685,000**

**UP Estates**





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£685,000

- IMPOSING DETACHED HOME ON AN EXCELLENT PLOT
- VIEWS OVER HARTSHILL HAYES COUNTRY PARK
- CEMENTED PLANNING PERMISSION (SEE DESCRIPTIONS)
- RENOVATED TO AN IMPRESSIVELY HIGH STANDARD THROUGHOUT
- A PLETHORA OF CHARACTERFUL YET MODERN FEATURES
- FOUR/FIVE BEDROOMS, THREE/FOUR RECEPTION ROOMS, FOUR BATHROOMS
- MULTI-CAR SWEEPING DRIVEWAY WITH PRIVATE ELECTRIC GATES
- SELF CONTAINED GYM & SHOWER WC - POTENTIAL ANNEXE

**\*\*FOUR/FIVE BEDROOM, THREE/FOUR BATHROOM, FOUR RECEPTION ROOM DETACHED FAMILY RESIDENCE - PRIVATE ELECTRIC GATED SWEEPING MULTI-CAR DRIVEWAY - SUBSTANTIAL PLOT\*\*** This is an exceptional and rare opportunity to acquire an immaculately presented, high specification sizable family residence on the sought after Atherstone Road, Hartshill. Viewing is essential to appreciate the quality and size of this property which very briefly comprises; electric gated sweeping driveway, entrance to gym and shower room WC, door to entrance hall, lounge, kitchen diner, second lounge, shower WC, beautiful garden, bedroom two/study, landing, four further good sized bedrooms, bedroom one boasting ensuite and finally the family bathroom. This property also benefits from cemented planning permission for a two storey develop with apex frontage - carport, including dual aspect balconies adding circa 700 square feet to the accommodation.

#### PLANNING PERMISSION

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#### FRONT ASPECT

An impressive, electric gated residence with views of Harthill Country Park to the front aspect, Stunning Haddonstone Shell wall-mounted water fountain, parking for several vehicles, large shed/summer house on concrete base, pond area, decked terrace to front, substantial walled borders, privet hedging to front, plus wall and bollard lights.

#### ENTRANCE HALL

A welcoming entrance hall with Brampton Chase Herringbone flooring, oak staircase benefiting from toughened glass with chrome fixings and oak handrail. Under-stairs cupboard and doors leading to accommodation.

#### LOUNGE

20'6" x 15'7"

The formal Lounge includes double glazed bay window, Chesney's dual-fuel log burner with natural slate hearth & large mantelpiece, coving and dido railing, reverse Wedgwood patterned Roman blinds, high quality dark wood laminate flooring and central heated radiator.

#### BEDROOM TWO/STUDY

15'4" x 9'10"

A large double bedroom, currently utilized as a study, with Graham & Brown paint in jewel in the crown colour, patios doors to rear garden. Brampton Chase Herringbone flooring & wall-mounted vertical radiator.

#### FAMILY KITCHEN DINER

13'10" x 24'0"

A stunning family kitchen-dining room, with built in full length fridge, full length freezer, SMEG range oven and SMEG extractor fan, built in wine fridge, dishwasher, washer-dryer, quartz work surface, matching wall and base mounted kitchen units, including double-width display cabinets & full length larder cupboard. This room also has spot lights in ceiling, under-cupboards, and within display unit. The peninsular has integrated portable plug sockets. The kitchen has views to front, side and rear of the property, access to the rear garden via bi-folding doors and wall-mounted vertical radiator.





**SECOND LOUNGE**

22'10" x 12'11"

A sizable and versatile room, the second lounge benefits from an apex ceiling with Termatec log burner focal point, spot lights, dark wood laminate flooring, office area, access to rear garden via patio doors and a range of double glazed windows.

**SHOWER WC**

6'2" x 6'9"

Being tiled throughout with spotlights to ceiling and feature low level miniature spotlights, floating sink with drawer, floating cabinetry, large towel rail, corner shower with monsoon and wand shower heads, low level WC, extractor fan, shaving point and opaque double glazed window.

**LANDING**

Landing with high quality tartan carpet, storage cupboard housing new boiler (2022) & fuse board, skylight, central heated radiator and doors leading to accommodation.

**BEDROOM ONE**

14'9" x 18'7"

A spacious bedroom with views to front and rear, air conditioning, inset speakers, fitted wardrobes and drawers, oak floor, wall mounted radiator and door into the ensuite.

**ENSUITE**

5'5" x 6'9"

With large onyx effect tiling throughout, corner shower with monsoon and wand showerheads, low level WC, floating sink, light mirror, shaver socket, extractor fan, towel rail and opaque double glazed window.





**BATHROOM**

5'5" x 6'9"

Having large feature onyx effect tiling throughout, bathtub with shower head, mirror with shaving socket, sink with cabinet, low level WC, towel rail, extractor fan and opaque double glazed window.

**BEDROOM THREE**

10'4" x 10'11"

A good sized double bedroom with high quality pile carpet, two windows with views to rear and side aspect, plus a wall mounted radiator.

**BEDROOM FOUR**

10'4" x 9'4"

A good sized double bedroom, dormer window, with views over Hartshill Hayes country park, high quality pile carpet & wall mounted radiator.

**BEDROOM FIVE**

7'4" x 6'9"

A good sized single bedroom with high quality pile carpet, wall mounted radiator & views to the rear aspect.



**GYM**

18'0" x 17'2"

Fantastic space, currently utilize as a gym with potential developments to convert to annexe. This room boasts commercial rubber gym flooring, large full length feature mirror wall, spot lights, inset speakers, fuse board, four contemporary fixed windows, electric thermostatic radiators and door to WC shower room.

**SHOWER ROOM WC**

4'4" x 6'10"

Marble effect tiles throughout, including double shower with electric shower, low level WC with integrated sink, wall mounted towel rail, and French doors to rear of property.

**LARGE PRIVATE REAR GARDEN WITH TWO ZONES**

A spacious, private rear garden consisting of two zones:

Zone 1 comprising, decking area used for sun loungers, garden furniture & having railway sleeper boarders to rear.

Zone 2 comprising water feature, natural granite slabs, swim spa, steps leading to lawn area and railway sleeper boarders to rear.



**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.







Atherstone Road, Hartshill, Nuneaton







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