



4 Bedroom House - Detached
located on St. Thomas's Close,
Nuneaton
Offers Over £350,000

UP Estates



****EXTENDED TO FRONT & REAR, BEAUTIFULLY PRESENTED FOUR DOUBLE BEDROOM DETACHED FAMILY HOME - QUIET CUL DE SAC - WC, ENSUITE & BATHROOM**** This is a fantastic opportunity to purchase a spacious detached family home tucked away in St. Thomas's Close. The property very briefly comprises; multi-car driveway, entrance hall, kitchen/breakfast room, living room, dining room, WC, garage and spacious garden to the ground floor. On the first floor are four good sized bedrooms, bedroom one boasting ensuite, followed by the family bathroom.

ENTRANCE HALL

A welcoming entrance hall with opening to kitchen breakfast room, doors to living room, WC & garage, with stairs ascending to the first floor.

KITCHEN BREAKFAST ROOM

9'1" x 27'1"

A modern kitchen breakfast room with dual aspect double glazed windows, a matching range of wall and base mounted units with work surfaces over, adjacent central heated radiator, door to the rear aspect, seating breakfast bar island, integrated hob, extractor, inset sink with drainer/mixer tap, NEFF appliances include; dishwasher, cooker and microwave oven. There is also space and plumbing for further appliances.

LIVING ROOM

16'4" x 11'1"

Having central heated radiator and ample space for furnishings.

DINING AREA

12'7" x 11'9"

Including a range of dual aspect double glazed windows, central heated radiator and space for furnishings.

WC

Having double glazed opaque window, low level WC, hand wash basin and central heated radiator.

Offers Over
£350,000

- EXTENDED, BEAUTIFULLY PRESENTED DETACHED HOME
- WC, ENSUITE & BATHROOM
- FOUR GOOD SIZED BEDROOMS
- QUIET CUL DE SAC
- GARAGE & MULTI-CAR DRIVEWAY
- SPACIOUS GARDEN





GARAGE

9'4" x 16'11"

Including up-and-over door, power/electric and door into property.

REAR ASPECT

A spacious private garden with gated side access, initially paved followed by lawn with fenced boundary.

LANDING

With stairs descending from the ground floor and doors leading to accommodation.

BEDROOM ONE

12'5" x 11'1"

A good sized bedroom with double glazed window, integrated wardrobes, door to ensuite and central heated radiator.

ENSUITE

5'3" x 4'7"

Being tiled throughout, having walk in shower cubicle, low level WC, pedestal hand wash basin, opaque double glazed window and central heated towel rail.





BEDROOM TWO

11'8" x 11'1"

A good sized bedroom with double glazed window and central heated radiator.

BEDROOM THREE

12'2" x 8'5"

A good sized bedroom with double glazed window and central heated radiator.

BEDROOM FOUR

8'4" x 8'1"

A good sized bedroom with double glazed window and central heated radiator.



BATHROOM

8'3" x 6'5"

With opaque double glazed window, paneled bath with shower over, low level WC, pedestal hand wash basin and central heated radiator.

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.

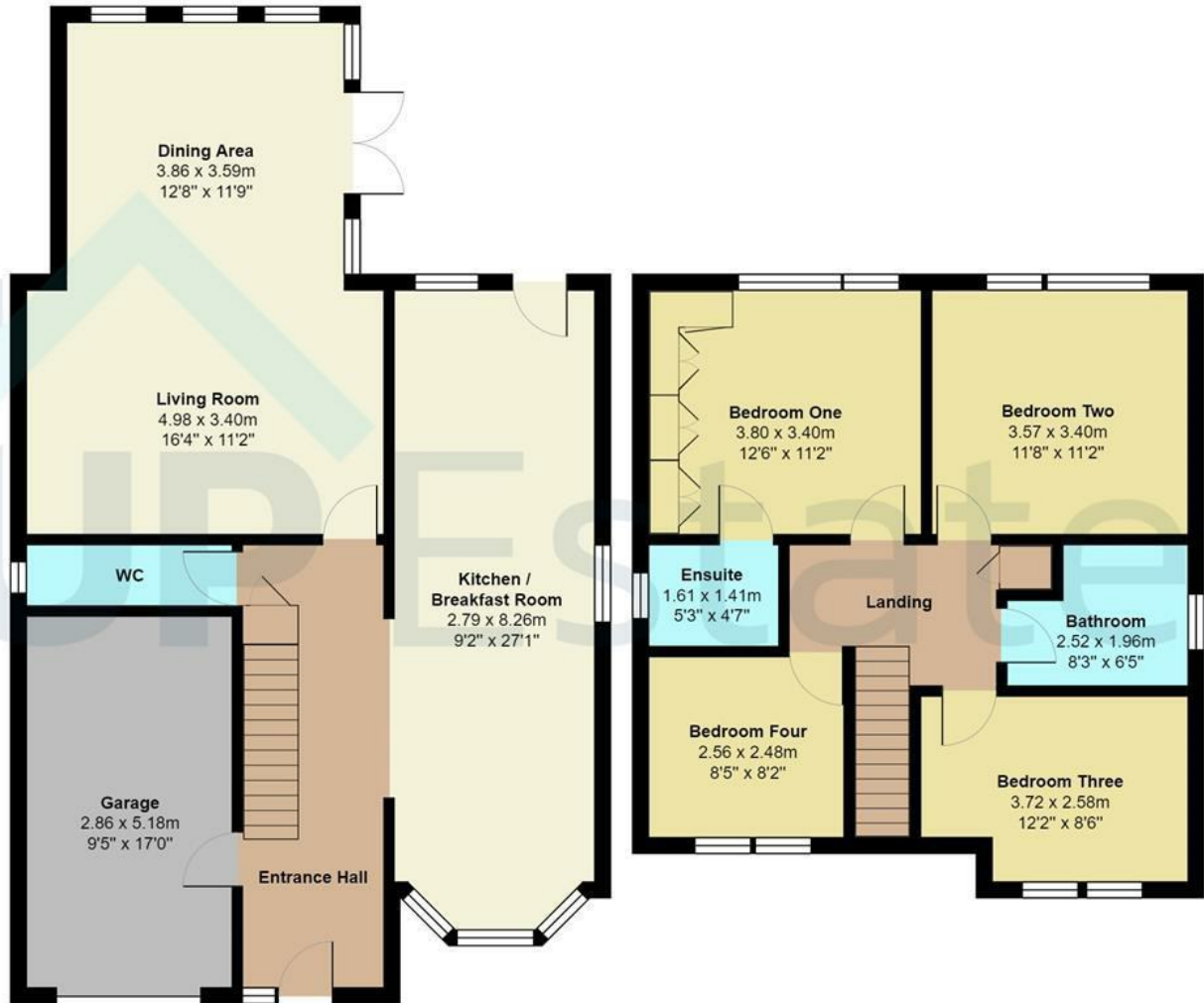


Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



St. Thomas's Close, Nuneaton





Total Area: 147.6 m² ... 1589 ft²

All measurements are approximate and for display purposes only

CONTACT

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