



**4 Bedroom House - Detached**  
**located on Top Knot Close,**  
**Nuneaton**  
**Offers Over £400,000**

**UP Estates**



**\*\*THREE STOREY, EXTENDED & DETACHED FAMILY HOME\*\*** **MULTI-CAR DRIVEWAY & OFFICE/GYM\*\*** **CORNER PLOT WITH OPPORTUNITY FOR EXTENSION SUBJECT TO PP\*\*** **THREE BATHROOM & WC\*\*** This immaculately presented four double bedroom detached home is now available for purchase and is not an opportunity to be missed! Very briefly comprising; multi car driveway leading to the detached office/gym, entrance hall, living room, beautiful open plan living kitchen diner, WC & spacious private rear garden to the ground floor. On the first floor there are two double bedrooms, bedroom one boasting ensuite and the family bathroom. To the second floor are a further two double bedrooms and a jack-and-jill style ensuite shower room. This property is situated on a highly sought after estate, benefits from a remaining NHBC warranty & is to a high specification throughout.

#### **ENTRANCE HALL**

With stairs ascending to the first floor, storage cupboards and doors leading to the Living Room, Kitchen/Breakfast Room and WC.

#### **LIVING ROOM**

9'11" x 15'10"

Spacious Reception Room having a central heated radiator and double glazed windows.

#### **KITCHEN/BREAKFAST ROOM**

10'0" x 15'10"

Including a matching range of wall and base mounted units with roll top work surfaces over, a stainless steel sink with drainer and mixer tap, integrated dishwasher, washer dryer, gas hob, extractor, fridge freezer and oven with plenty of space for alternative appliances and an opening straight through to the Dining Area.

#### **DINING AREA**

11'5" x 8'3"

Reception area having a central heated radiator, velux windows, double glazed windows and french doors leading to the rear Garden.

#### **WC**

Benefiting from a low level w/c, wash hand basin and central heated radiator.

#### **LANDING**

With stairs rising from the ground floor ,stairs ascending to the second floor, access to a storage cupboard and doors leading to accommodation.

Offers Over  
£400,000

- CORNER PLOT  
DETACHED FAMILY  
HOME
- EXTENDED TO THE REAR  
& CONVERTED GARAGE
- FOUR DOUBLE  
BEDROOMS
- THREE BATHROOMS &  
WC
- MULTI-CAR DRIVEWAY
- NHBC WARRANTY  
REMAINING





**BEDROOM TWO**

10'6" x 11'0"

Double bedroom having a central heated radiator, built-in wardrobe, two double glazed windows to the front aspect and access to the ensuite.

**ENSUITE**

7'7" x 4'11"

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

**BEDROOM FOUR**

9'7" x 9'6"

Double bedroom having a central heated radiator, built-in wardrobe and three double glazed windows.

**BATHROOM**

6'8" x 6'5"

Being partially tiled and having a panelled bath, low level W/C, pedestal wash basin and a double glazed opaque window.

**BEDROOM THREE**

10'6" x 11'11"

Double Bedroom having a central heated radiator and double glazed window and Velux Window.





#### **LANDING**

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

#### **BEDROOM ONE**

11'8" x 11'11"

Double bedroom having a central heated radiator, built-in wardrobes, a double glazed window, Velux window and access to the ensuite.

#### **ENSUITE**

Benefiting from a tiled shower cubicle, low level W/C, pedestal wash basin and central heated radiator.

#### **GARDEN**

A fully paved, private rear garden with access to the Office/Gym and fencing along the boundaries.

#### **OFFICE/GYM**

17'1" x 9'0"

A versatile room with french doors, double glazed windows and electric throughout.

#### **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.





 UP Estates

## Top Knot Close, Nuneaton



 UP Estates



Total Area: 118.4 m<sup>2</sup> ... 1274 ft<sup>2</sup> (excluding office / gym)

All measurements are approximate and for display purposes only

## CONTACT

Up Estates  
 6 Orchard Court  
 Binley Business Park  
 Coventry  
 Warwickshire  
 CV3 2TQ

E: [enquiries@upestates.co.uk](mailto:enquiries@upestates.co.uk)  
 T: 024 7771 0780

