







4 Bedroom House - Detached

located on St. Nicolas Park Drive, Nuneaton

£390,000

UP Estates

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4

2

2

£390,000

- SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME
- HIGHLY SOUGHT AFTER ST NICOLAS PARK LOCATION
- GENEROUS LIVING ROOM WITH FEATURE WOOD-BURNER
- MODERN OPEN-PLAN KITCHEN, DINING AND CONSERVATORY AREAS
- PRINCIPLE BEDROOM WITH STYLISH EN-SUITE SHOWER ROOM
- PRIVATE DRIVEWAY PROVIDING MULTIPLE OFF ROAD PARKING
- GATED SIDE ACCESS WITH DETACHED GARAGE FOR SECURE PARKING AND STORAGE
- PRIVATE REAR GARDEN AND PATIO AREAS
- EXCELLENT SCHOOL CATCHMENT FOOR HIGHAM LANE, MILBY PRIMARY AND ST NICOLAS C OF E ACADEMY
- PERFECT FAMILY HOME CLOSE TO LOCAL AMENITIES AND GOOD TRANSPORT LINKS

FOUR BEDROOM DETACHED FAMILY HOME, CORNER PLOT IDEALLY SITUATED WITHIN THE HIGHLY REGARDED ST NICOLAS PARK AREA

The home welcomes you into a spacious entrance hallway, setting the tone for the accommodation throughout. To the front of the property is a bright and inviting living room, offering pleasant views over the front aspect and providing the perfect place to relax with family. A contemporary yet rustic wood-burner creates a warm focal point, adding both character and comfort.

Flowing effortlessly from the living room is the impressive kitchen/dining area, creating a sociable heart of the home. The modern kitchen is fitted with an excellent range of cabinets, generous worktop space and a breakfast bar, making it ideal for busy family life, casual dining and entertaining alike. To the rear, the conservatory offers a versatile second reception room that can be enjoyed as an additional lounge, formal dining room or playroom. Overlooking the garden, it provides an abundance of natural light and creates a seamless connection between the indoor and outdoor spaces, making it perfect for entertaining during the warmer months. The ground floor is further enhanced by a convenient guest WC and several useful storage cupboards.

Upstairs, the property boasts three generous double bedrooms, each benefiting from built-in wardrobes, alongside a well-proportioned fourth bedroom that would also make an excellent home office or nursery. The principal bedroom enjoys the added luxury of a stylish en-suite shower room, while the remaining bedrooms are served by a family bathroom.

Externally, the property continues to impress with a generous private driveway for multiple vehicles, complemented by a lawned frontage. Gated side access offers the added benefit of secure parking and leads through to the detached garage, providing excellent additional storage. The enclosed rear garden features a combination of lawn and patio areas.







IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.



Situated within one of Nuneaton's most desirable residential locations, the property falls within the catchment area for the highly regarded Higham Lane School, as well as Milby Primary School and St Nicolas C of E Academy, making it an outstanding choice for families seeking both space and an exceptional location.









St. Nicolas Park Drive, Nuneaton





Total Area: 125.9 m² ... 1356 ft² (excluding garage)

All measurements are approximate and for display purposes only

CONTACT

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