

**4 Bedroom House - Detached**  
**located on Canterbury Way,**  
**Nuneaton**  
**Offers Over £390,000**

**UP Estates**



**\*\*Four Bedroom Detached Home situated in the highly sought-after St Nicolas Park area of CV11.\*\***

This spacious four-bedroom detached home offers an exceptional living experience in one of Nuneaton's most desirable residential locations. Set within a peaceful cul-de-sac, the property provides an ideal setting for families looking for comfort, convenience, and a strong sense of community.

Upon entering through the hallway you are welcomed by a spacious front living room that flows seamlessly into an open-plan reception and dining area. This generous space benefits from plenty of natural light making it perfect for everyday living and entertaining. Adjacent is a well-configured kitchen featuring ample worktop space and plentiful cupboard storage, complemented by a separate utility room and a downstairs WC for added practicality and convenience. Upstairs, the home offers four well-proportioned bedrooms. The main bedroom enjoys the privilege of its own En-suite, while the remaining bedrooms are served by a modern family bathroom. Externally, the property features an integrated garage providing excellent additional storage, a rear garden/patio area ideal for outdoor relaxation and social gatherings, and a front driveway with space for two vehicles alongside a neat lawned garden.

The location is a major highlight, with excellent access routes to the A5 and Nuneaton Town Centre. The property is also within close proximity to the highly regarded Higham Lane School, rated Outstanding by Ofsted, as well as local shops and everyday amenities. This is a fantastic opportunity to secure a spacious, well-located family home in one of the area's most popular neighbourhoods.

## Offers Over £390,000

- HIGHLY DESIRABLE ST NICOLAS PARK LOCATION IN CV11
- FOUR BEDROOM DETACHED HOME
- OPEN-PLAN RECEPTION AND DINING AREA
- SEPARATE UTILITY AND WC FOR ADDED CONVENIENCE
- MAIN BEDROOM WITH EN-SUITE SHOWER ROOM
- INTEGRATED GARAGE OFFERING EXTRA STORAGE
- REAR GARDEN WITH PATIO FOR RELAXING AND ENTERTAINING
- FRONT LAWN AND DRIVEWAY PROVIDING PARKING FOR TWO VEHICLES
- CLOSE TO OUTSTANDING HIGHAM LANE SCHOOL, SHOPS AND AMENITIES
- EXCELLENT ACCESS TO THE A5 AND NUNEATON TOWN CENTRE





### **IMPORTANT NOTE TO PURCHASERS**

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.



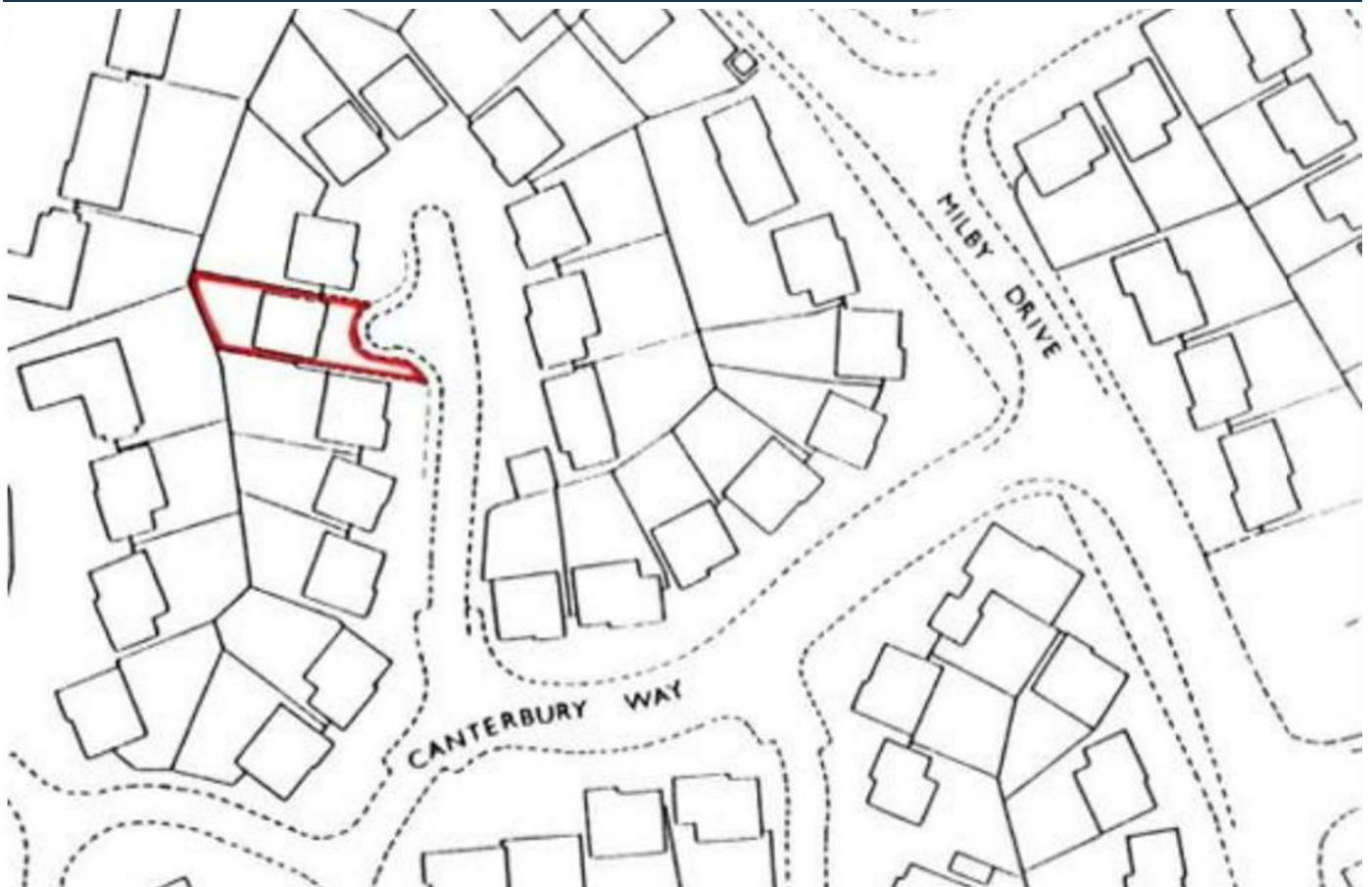
All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

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





Canterbury Way, Nuneaton





Total Area: 130.1 m<sup>2</sup> ... 1400 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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