



4 Bedroom House - Detached
located on Okeford Way, Nuneaton
£375,000

UP Estates



FOUR BEDROOM DETACHED HOME | NO UPWARD CHAIN |
CORNER PLOT | QUIET CUL-DE-SAC LOCATION | INTEGRAL
GARAGE

Offered to the market with no upward chain, this well maintained four bedroom detached home occupies a generous corner plot within a quiet cul-de-sac. The property is ideally situated close to local amenities and is within walking distance of George Eliot Hospital, with nature walks available nearby at Ensors Pool. The A444 and Bermuda Park train station are also easily accessible, with additional on-street parking available around the property.

The accommodation begins with an entrance hall leading into a generous living room, which features a bay window and double doors opening into the dining room. To the rear is a spacious kitchen with access into the large conservatory, providing additional versatile living space. The property also benefits from a separate utility room, downstairs WC and internal access to the integral garage.

Upstairs, bedroom one is a particularly generous double bedroom with built-in wardrobe space and its own ensuite. Bedrooms two and three are both well proportioned and share a Jack and Jill ensuite shower room, while bedroom four offers useful additional accommodation with generous cupboard space.

Externally, the property benefits from a low maintenance rear garden and its position on a corner plot provides additional space around the home. To the front is a small garden and driveway parking for two vehicles, with further on-street parking available around the property. The integral garage also offers potential to be converted into additional accommodation, subject to the necessary planning permissions and building regulations.

£375,000

- FOUR BEDROOM DETACHED HOME
- NO UPWARD CHAIN
- GENEROUS CORNER PLOT
- LARGE CONSERVATORY
- SEPARATE UTILITY ROOM
- PRINCIPAL BEDROOM WITH ENSUITE & BUILT-IN WARDROBES
- JACK & JILL ENSUITE SHOWER ROOM
- INTEGRAL GARAGE WITH POTENTIAL FOR CONVERSION STPP
- LOW MAINTENANCE REAR GARDEN
- DRIVEWAY & ADDITIONAL ON-STREET PARKING





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.





Okeford Way, Nuneaton





Total Area: 153.3 m² ... 1650 ft²

All measurements are approximate and for display purposes only

CONTACT

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