



**3 Bedroom House - Link Detached**  
**located on Arran Close, Nuneaton**  
**£275,000**

**UP Estates**



**\*\*Situating in the popular and well-connected area of Arran Close, Nuneaton just off The Raywoods, this well-presented three-bedroom link-detached home offers generous living space, ideal for modern family life.\*\***

This lovely property welcomes you into a bright and spacious living room, providing a comfortable space to relax and unwind with the family. This flows seamlessly through to the large kitchen/diner, a real heart of the home, featuring a range of fitted kitchen units, ample worktop space, and plenty of room for a dining table. French doors open directly onto the rear garden, flooding the space with natural light and creating a perfect setting for entertaining, dinner parties, or social gatherings. The ground floor also benefits from additional cupboard space, ideal for use as a cloakroom or pantry. To the first floor, the property offers three well-proportioned bedrooms, benefiting from built-in storage for added convenience. Completing the upstairs accommodation is a spacious family bathroom, featuring both a bath and a separate shower—perfect for busy family living.

Externally, the property continues to impress with a private driveway providing off-road parking for three vehicles. There is also a large single garage, accessible from both the front and rear, offering secure parking or excellent additional storage. Additionally, the rear of the garage has been converted into a separate store room, further enhancing the property's storage options. The enclosed garden with patio area provides an ideal space for relaxing or entertaining during the warmer months. The home is conveniently located close to local amenities, including Tesco Express and popular pubs and restaurants such as The Sunnyside Inn. Excellent transport links provide easy access to Nuneaton Town Centre, the A444, Coventry, and the M6, making this an ideal choice for commuters.

£275,000

- THREE BEDROOM LINK DETACHED HOME
- BRIGHT AND SPACIOUS LIVING ROOM
- LARGE KITCHEN/ DINER WITH FRENCH DOORS TO THE GARDEN
- LARGE FAMILY BATHROOM
- LARGE SINGLE GARAGE OFFERING SECURE PARKING & ADDITIONAL STORAGE
- PRIVATE DRIVEWAY WITH OFF ROAD PARKING FOR THREE CARS
- PRIVATE REAR GARDEN AND PATIO AREAS
- CLOSE TO LOCAL SHOPS, RESTAURANTS AND OTHER AMENITIES
- EXCELLENT TRANSPORT LINKS TO NUNEATON, A444, COVENTRY AND THE M6





### **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.





Arran Close, Nuneaton





Total Area: 113.2 m<sup>2</sup> ... 1219 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

## CONTACT

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