HR ESTATE AGENTS

3 Bedrooms

House - Detached

£280,000

Located in

Nuneaton



Tuttle Hill

Nuneaton | | CV10 0HR



HR Estate Agents are proud to bring to market this lovely three-bedroom detached family home, ideally positioned on Tuttle Hill, Nuneaton. Offering generous and versatile living accommodation, a large rear garden and ample off-road parking, the property is offered for sale with NO ONWARD CHAIN.

The ground floor accommodation begins with a welcoming entrance hallway leading through to a separate dining room and spacious lounge. The fitted kitchen opens into an extended additional living space, creating a fantastic sociable area for everyday family life and entertaining, with views and access towards the rear garden.

Upstairs, the property offers three good-sized bedrooms alongside a family bathroom, providing comfortable accommodation ideally suited to a growing family.

Outside is a particular highlight, with a large rear garden offering plenty of space for children to play, entertaining family and friends or simply relaxing during the warmer months. To the front, a substantial driveway provides off-road parking for multiple vehicles.

Tuttle Hill is a well-connected residential area of Nuneaton, conveniently positioned for local shops, amenities and schooling, with a number of schools located within the surrounding area. Nuneaton town centre and railway station are also easily accessible, providing a wider selection of shopping and leisure facilities alongside rail connections to Birmingham, Coventry, Leicester and London. The location also provides convenient road access towards the A444, A5 and M6, making it a practical choice for commuters.

Tuttle Hill

£280,000 Freehold





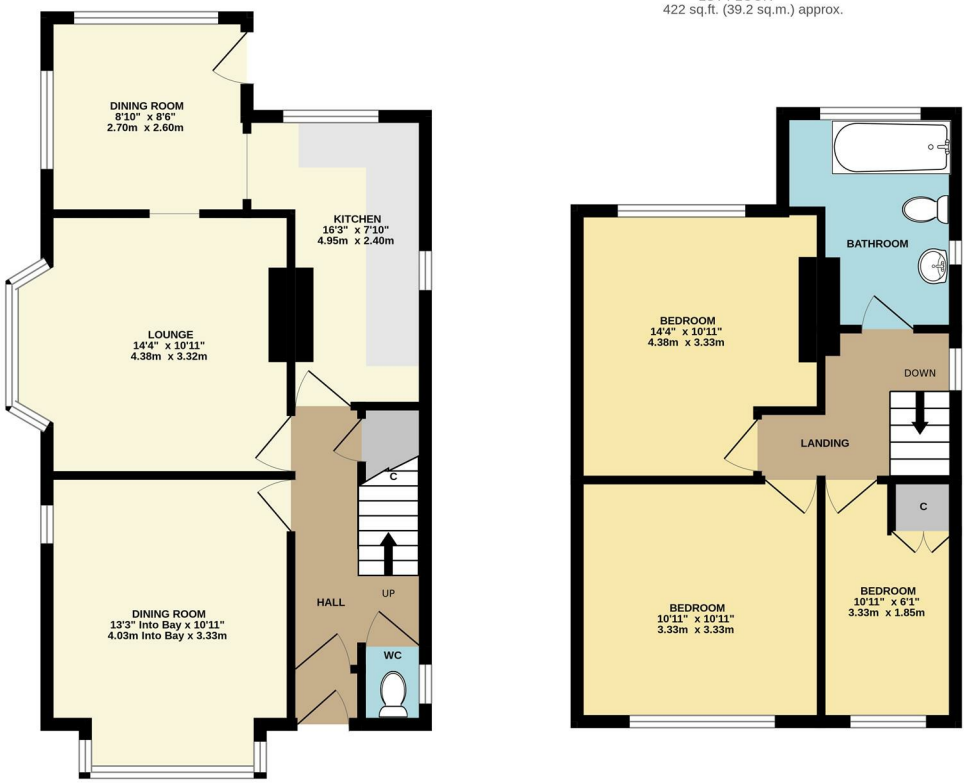




- Offered for sale with no onward chain
- Extended ground-floor living accommodation
- Spacious lounge and separate dining room
- Three good-sized bedrooms and family bathroom
- Large rear garden ideal for families and entertaining
- Generous driveway providing parking for multiple vehicles

GROUND FLOOR
531 sq.ft. (49.4 sq.m.) approx.

1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



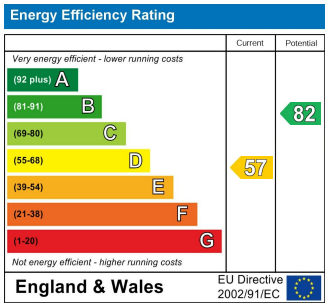
TOTAL FLOOR AREA : 954 sq.ft. (88.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band D

Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



Number Three Siskin Drive
Coventry
CV3 4FJ

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