



4 Bedroom House - Detached
located on Buttermere Avenue,
Nuneaton
£395,000

UP Estates

****FOUR BEDROOM DETACHED FAMILY HOME | OPEN PLAN
KITCHEN/DINER | DETACHED GARAGE & HOME OFFICE, GENEROUS
PRIVATE DRIVEWAY AND REAR GARDEN****

Set within a peaceful residential setting in the highly sought after CV11 area of Nuneaton, this four bedroom home offers well-proportioned accommodation, generous parking and a useful detached garage with a home office to the rear. The property is ideally placed for local shops, well-regarded schools and a range of everyday amenities, with excellent road links providing access to Nuneaton and surrounding areas.

Upon entering, the hallway leads through to the impressive and modern open plan kitchen/diner, which spans from the front to the rear of the property and provides a versatile area for both everyday dining and entertaining. The kitchen is fitted with a range of cabinets and work surfaces, with plenty of space for a dining table and direct access to the side aspect and the gardens. The spacious living room provides a comfortable separate space for relaxing with family and friends with stunning Bi-fold Doors that open directly to the rear garden. A downstairs WC adds further convenience to this lovely family home.

To the first floor are four bedrooms, offering flexibility for family living, guests or working from home. The bedrooms are complemented by useful built-in storage, while the family bathroom is fitted with a bath, overhead shower and shower screen.

Outside, the property benefits from a generous private driveway providing off-road parking for multiple vehicles. The private rear garden features patio and lawned areas, creating a pleasant space to sit out and enjoy the warmer months. A detached garage provides excellent additional storage and, importantly, has been adapted to create a useful home office to the rear.

Offering versatile accommodation, generous parking and useful additional space, this property would make an excellent family home and is well worth viewing to appreciate the layout and location.



£395,000

- FOUR BEDROOM DETACHED FAMILY HOME
- HIGHLY SOUGHT AFTER CV11 LOCATION
- SPACIOUS AND MODERN OPEN-PLAN KITCHEN/ DINING AREA
- SEPARATE LIVING ROOM WITH STUNNING BI-FOLD DOORS OPENING OUT TO THE LOVELY REAR GARDEN
- DOWNSTAIRS WC
- FAMILY BATHROOM WITH BATH AND OVERHEAD SHOWER
- GENEROUS PRIVATE DRIVEWAY
- DETACHED GARAGE WITH A HOME OFFICE TO THE REAR
- PRIVATE REAR GARDEN
- CLOSE TO LOCAL SHOPS, HIGHLY REGARDED SCHOOLS AND A RANGE OF AMENITIES



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.

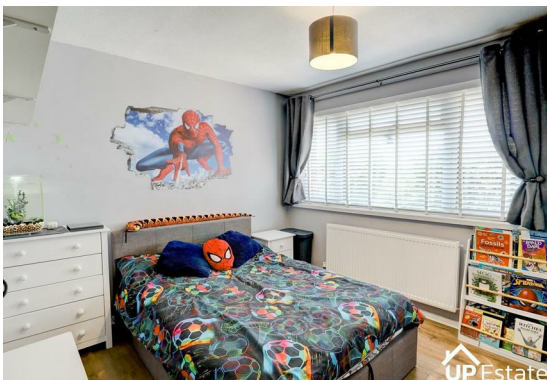
All measurements are approximate and intended



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.

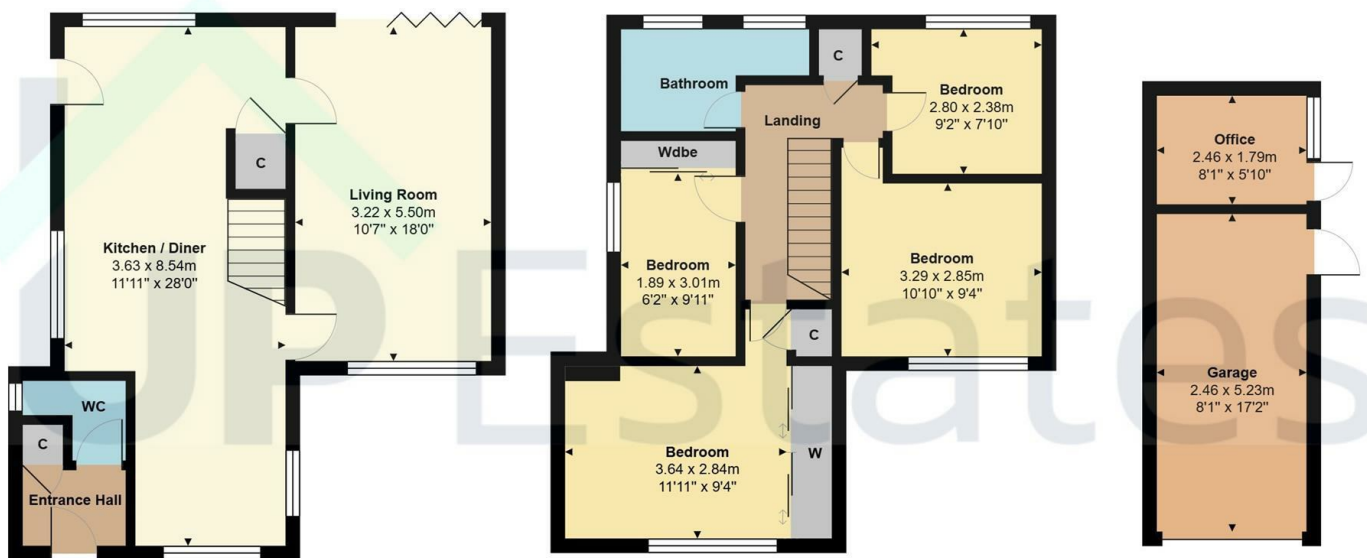
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Buttermere Avenue, Nuneaton





Total Area: 101.8 m² ... 1096 ft² (excluding garage, office)

All measurements are approximate and for display purposes only

CONTACT

Up Estates,
11 Dugdale Street
Nuneaton
Warwickshire
CV11 5QJ

E: enquiries@upestates.co.uk
T: 024 7771 0790

 **UP** Estates