



4 Bedroom House - Detached
located on Claremont Close,
£375,000

 **UP Estates**



NO UPWARD CHAIN | FOUR DOUBLE BEDROOM DETACHED HOME | SOUTH FACING GARDEN | BACKING ONTO FIELDS | LARGE REAR GARDEN | CONSERVATORY | GARAGE & DRIVEWAY

Situated just off Nuneaton Road in the popular village of Bulkington, this spacious four double bedroom detached home is offered to the market with no upward chain. The property benefits from close proximity to local amenities and well regarded schools including Arden Forest Infant School and St James Church of England Academy.

The ground floor comprises a welcoming entrance porch, a well proportioned kitchen/breakfast room and a downstairs WC. To the rear, there is a spacious open plan lounge diner with sliding doors leading into a conservatory, creating a bright and versatile living space overlooking the garden.

Upstairs, the property offers four generous double bedrooms along with a family bathroom fitted with both bath and separate shower.

Externally, the property boasts a large south facing rear garden, offering excellent potential for extension (subject to planning) while still retaining substantial outdoor space. The garden also backs directly onto open fields, providing a pleasant and private outlook. To the front, there is a driveway for two vehicles, a front lawn and access to the integral single garage.

Further benefits include a new boiler installed in 2025, double glazing throughout, as well as full loft insulation and cavity wall insulation, improving the home's overall energy efficiency.

This is a fantastic opportunity to acquire a spacious family home in a sought after village location.

£375,000

- NO UPWARD CHAIN
- FOUR DOUBLE BEDROOM DETACHED HOME
- SPACIOUS OPEN PLAN LOUNGE DINER
- CONSERVATORY
- DOWNSTAIRS WC
- FAMILY BATHROOM WITH SEPARATE SHOWER
- BACKING ONTO OPEN FIELDS
- LARGE SOUTH FACING REAR GARDEN
- NEW BOILER (2025) & DOUBLE GLAZED THROUGHOUT
- FULL LOFT & CAVITY WALL INSULATION





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.





Claremont Close, Bulkington,





Total Area: 135.1 m² ... 1454 ft²

All measurements are approximate and for display purposes only

CONTACT

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