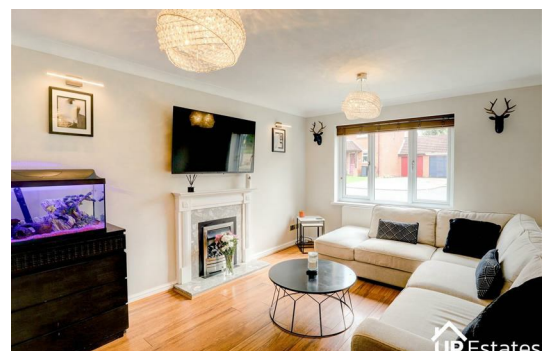




5 Bedroom House - Detached
located on Exbury Way, Nuneaton
£420,000

UP Estates



FIVE BEDROOM DETACHED FAMILY HOME | TWO ENSUITES | WALK-IN WARDROBE | INTEGRAL GARAGE & DRIVEWAY

A generously proportioned five bedroom detached family home situated on Exbury Way, Nuneaton, offering well-planned accommodation arranged over two floors with plenty of flexibility for modern family life. The property also benefits from excellent road links, with Nuneaton Town Centre close by and the A444 providing access towards Coventry, while the M6 connects with Birmingham and the surrounding areas.

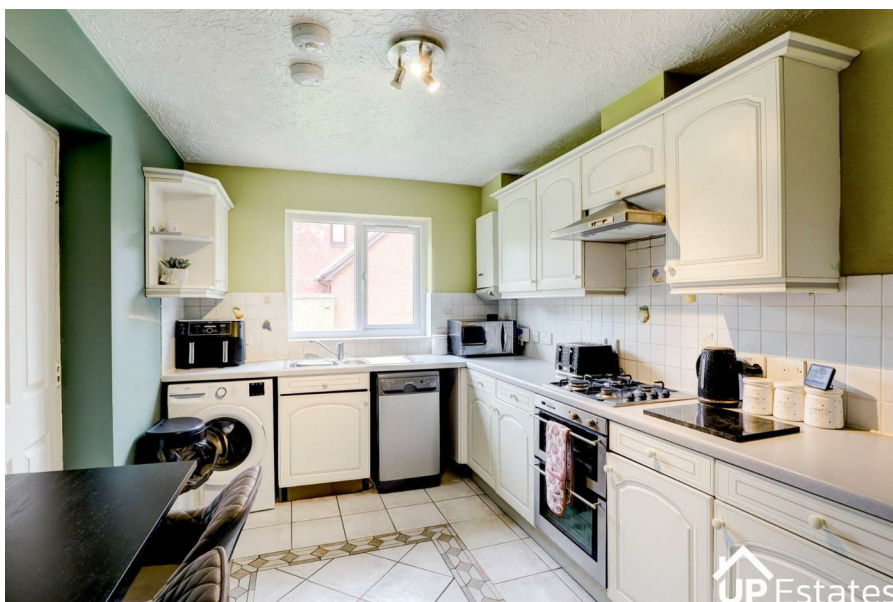
On the ground floor, the welcoming entrance hall leads through to a comfortable living room which flows naturally into the separate dining room, creating an excellent space for entertaining and family meals. French doors also provide access out to the rear garden. The kitchen is positioned alongside a useful utility room and offers a good range of cabinets, worktops and a breakfast counter, with views towards the garden. There is also a separate reception room which could be used as a home office, playroom or snug, depending on your needs. A ground floor WC completes the accommodation.

Upstairs, the property offers five well proportioned bedrooms, making it particularly well suited to larger or growing families. The principal bedroom is a private suite in its own right, featuring a walk-in wardrobe and stylish ensuite shower room. Bedroom two also benefits from its own ensuite, while the remaining three bedrooms are served by the family bathroom, complete with bath and overhead shower.

Outside, the enclosed rear garden provides a practical space for children and family activities, as well as plenty of room for summer entertaining and BBQs. To the front is a private driveway providing parking for multiple vehicles, together with an integral garage which has both internal and external access.

£420,000

- FIVE BEDROOM DETACHED FAMILY HOME
- GENEROUS LIVING ROOM WITH A SEPARATE DINING ROOM
- SPACIOUS KITCHEN WITH A USEFUL BREAKFAST COUNTER FOR CASUAL DINING
- CONVENIENT UTILITY ROOM WITH THE ADDITION OF A FLEXIBLE RECEPTION ROOM
- PRINCIPLE BEDROOM WITH PRIVATE EN-SUITE SHOWER ROOM AND WALK-IN WARDROBE
- BEDROOM TWO WITH ITS OWN EN-SUITE ALSO
- FAMILY BATHROOM AND GROUND FLOOR WC
- INTEGRAL GARAGE AND MULTIPLE VEHICLE DRIVEWAY
- ENCLOSED REAR GARDEN FOR FAMILY ACTIVITIES AND SUMMER ENTERTAINING
- EXCELLENT ROAD LINKS VIA THE A444, M6 AND M69 TO SURROUNDING AREAS





With its generous accommodation, two ensuites, flexible reception space and excellent transport connections, this is a home that offers plenty of space for a busy family household and is well worth viewing.

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.





Exbury Way, Nuneaton





Total Area: 123.0 m² ... 1324 ft² (excluding garage)

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