



5 Bedroom House - Detached
located on Julius Way, Nuneaton
Offers Over £400,000

 **UP Estates**



****MODERN AND SPACIOUS FIVE BEDROOM DETACHED FAMILY HOME | IMPRESSIVE OPEN PLAN KITCHEN DINER | BRIGHT AND AIRY FRONT LIVING ROOM WITH AN ADDITIONAL RECEPTION ROOM | ENSUITE | DETACHED GARAGE & PRIVATE DRIVEWAY****

Located on Julius Way, this well presented five bedroom detached family home offers generous and versatile accommodation throughout, with approximately 1,327 sq. ft. of living space. With two reception areas, along with the spacious open plan kitchen/ diner, five bedrooms and a detached garage, this is an ideal home for growing families looking for plenty of space.

Upon entering, the welcoming entrance hallway provides access to a spacious living room featuring a contemporary fireplace, alongside a separate reception room which would work equally well as a home office, playroom or additional sitting room. To the rear, the impressive open plan kitchen/ diner extends across the width of the property, offering plenty of space for family dining and entertaining. The kitchen features modern fitted units, wood-effect worktops and a breakfast bar for casual dining, while French doors open directly onto the lovely rear garden. A separate utility room and downstairs WC complete the ground floor adding extra convenience to busy family homes.

Upstairs, the property offers five generous bedrooms, providing flexibility for larger families or those working from home. The principal bedroom benefits from its own private ensuite shower room and built in wardrobes. The remaining bedrooms are served by the modern family bathroom, fitted with a bath and overhead shower, contemporary tiling and a three-piece suite. Additional storage cupboards can also be found on the landing.

Offers Over £400,000

- MODERN FIVE BEDROOM DETACHED FAMILY HOME
- APPROXIMATELY 1,327 SQ. FT. OF LIVING SPACE
- SPACIOUS OPEN PLAN KITCHEN/ DINER WITH WONDERFUL VIEWS TO THE GARDEN
- BRIGHT AND AIRY FRONT LIVING ROOM WITH AN ADDITIONAL RECEPTION ROOM
- SEPARATE UTILITY ROOM AND GROUND FLOOR WC ADDING EXTRA CONVENIENCE
- PRINCIPLE BEDROOM WITH A PRIVATE ENSUITE AND BUILT IN WARDROBES
- CONTEMPORARY FAMILY BATHROOM
- ENCLOSED SOUTH FACING REAR GARDEN WITH PATIO & LAWNED AREAS
- DETACHED SINGLE GARAGE & DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- HIGHLY SOUGHT AFTER CV11 LOCATION CLOSE TO HIGHAM LANE SECONDARY SCHOOL



Outside, the enclosed south facing rear garden offers a combination of lawn and paved patio areas, providing space for outdoor dining, relaxing and family activities. To the front, there is an additional lawned area with a private driveway providing off-road parking for multiple vehicles leading to a detached single garage, offering further parking and or additional storage. To the front of the home, you enjoy open views across the green and play area. This makes this a perfect home for families with young children to enjoy and interact with other families in the community.



With its generous accommodation, flexible living spaces and practical family layout, this is a fantastic opportunity for growing families seeking a spacious home in the highly sought after CV11 area of Nuneaton with Higham Lane Secondary School a short drive away. Early viewing is highly recommended.



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.





Julius Way, Nuneaton





Total Area: 123.2 m² ... 1327 ft² (excluding garage)

All measurements are approximate and for display purposes only

CONTACT

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