



**5 Bedroom House - Detached**  
**located on Abbotsbury Way,**  
**Nuneaton**  
**£675,000**

 **UP Estates**



**\*\*LUXURY EXECUTIVE HOME - READY TO MOVE INTO & ENJOY - HIGH SPEC FINISH THROUGHOUT - BESPOKE EXTENSION TO REAR - FIVE BEDROOMS - REFITTED BATHROOM, ENSUITE & GROUND FLOOR WC - INCREDIBLE LIVING KITCHEN DINER - THE HEART OF THE HOME\*\*** Now this is a one off - if you are looking for beautiful home that offers a highly amenable location nearby road links to the A444, M6 and Coventry, as well as the immediate nearby market town of Nuneaton and its excellent train links to London in just over an hour. With a private, landscaped garden to the rear, and being situated on this quiet cul de sac in what is considered the best street in Maple park, benefits this home externally as well as the vast features internally. The heart of the home is the social living kitchen diner - accessed via a beautiful reception hallway - and includes engineered herringbone oak flooring, bi-folding doors, quartz worktops, integrated appliances, beautiful pantry coffee station cupboard and island with inset sink and breakfast barstool area. The separate, formal lounge is the perfect accompaniment to the open plan kitchen/diner, and gives space for the differing needs of family life.

This property must be viewed. Give us a call to arrange your viewing today.

£675,000

- EXTENDED DETACHED EXECUTIVE RESIDENCE
- FIVE BEDROOMS
- SPECTACULAR SOCIAL LIVING KITCHEN DINER
- HIGH SPECIFICATION FINISH THROUGHOUT
- REFITTED BATHROOM, EN-SUITE & GROUND FLOOR WC CLOAKS
- QUIET CUL DE SAC - PRESTIGIOUS LOCATION
- DOUBLE GARAGE & DRIVEWAY PARKING
- BESPOKE REAR EXTENSION WITH BI-FOLDING DOORS
- LANDSCAPED REAR GARDEN
- MUST BE VIEWED TO FULLY APPRECIATE





### **IMPORTANT NOTE TO PURCHASERS**

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.



All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.



All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Abbotsbury Way, Nuneaton





Total Area: 182.0 m<sup>2</sup> ... 1959 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

**CONTACT**

Up Estates,  
 11 Dugdale Street  
 Nuneaton  
 Warwickshire  
 CV11 5QJ

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

