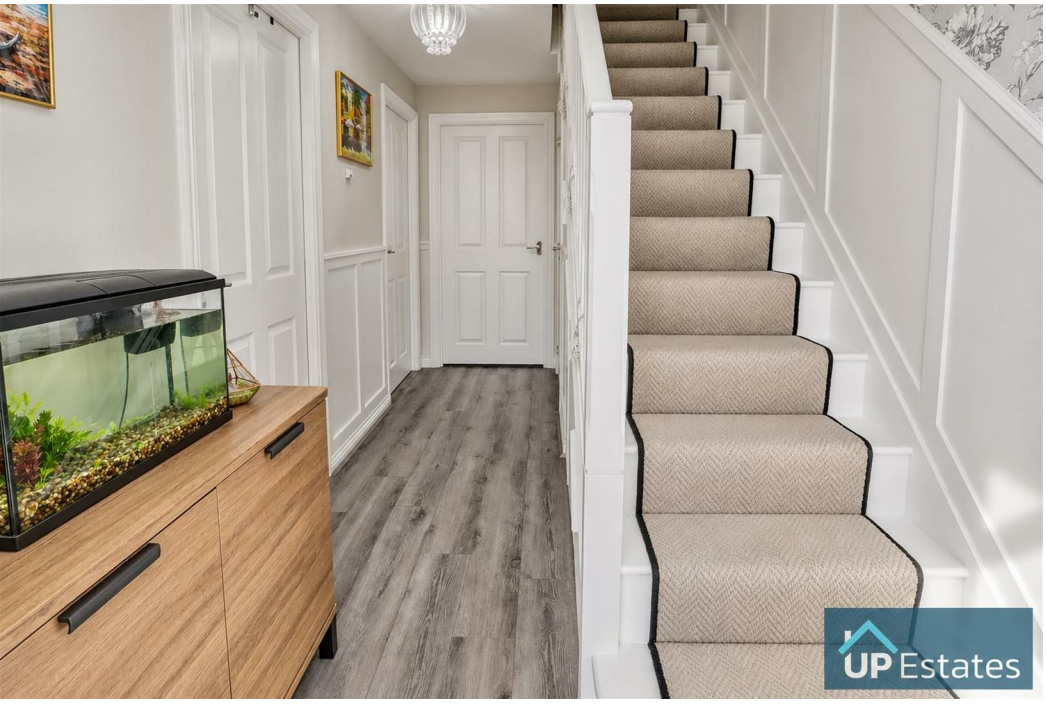








4 Bedroom House - Detached

located on Milking Lane, Nuneaton

£399,000

UP Estates

4

2

2

B

£399,000

- MODERN STYLE DETACHED
- FOUR BEDROOMS (ONE EN-SUITE)
- FANTASTIC, VERSATILE TIMBER GARDEN ROOM
- HIGH DECORATIVE STANDARD THROUGHOUT
- THREE DOWNSTAIRS RECEPTION ROOM AREAS
- LANDSCAPED LOW MAINTENANCE REAR GARDEN
- SIDE BY SIDE DRIVEWAY PARKING FOR X3 VEHICLES
- SOUGHT AFTER WEDDINGTON DEVELOPMENT
- Circa 1,500 sq ft in all with Garage & Garden Room
- EPC RATING B

IMMACULATE THROUGHOUT - FLEXIBLE LIVING ACCOMODATION - SUPERB TIMBER GARDEN ROOM - FOUR BEDROOMS - THREE RECEPTION ROOMS - TWO BATHROOMS + WC Truly a wonderful family home that has it all, and located in one of Nuneaton's most sought after family locations in Weddington. This home has been upgraded in most areas, including new high spec flooring, decorative wall panelling, landscaped rear garden and conservatory. CHECK OUT THE FLOORPLAN to appreciate the accommodation on offer, and call us to arrange your viewing soon to avoid missing out. Tucked away in on a small stretch of a few dwellings, this one is truly ready to move into and to enjoy for years to come.







Ground Floor Description

HALLWAY Having an opaque double glazed composite style entrance door, double panelled radiator, stairs leading off to the first floor landing, luxury vinyl tile wooden effect flooring, useful under stairs storage and doors leading off to...

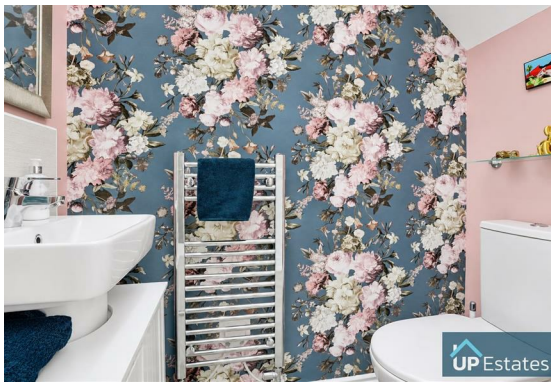
GUEST WC (1.65m x 0.76m) Single panelled radiator, luxury vinyl tile wooden effect flooring, low level WC, pedestal wash hand basin and tiling to splash back areas.

RECEPTION ROOM (2.87m x 2.37m) Double glazed window to front aspect, double panelled radiator and luxury vinyl tile wooden effect flooring.

LOUNGE (4.65m x 3.64m) Laminated wooden effect flooring, double panelled radiator and double glazed French doors leading out to the rear garden.

KITCHEN 17' 8" x 7' 7" (5.38m x 2.31m) Luxury vinyl tile wooden effect flooring, double panelled radiator, wide range of 'Shaker' style base and eye level units, wooden effect roll edge work surfaces, washer/dryer, tall larder style unit, inset stainless steel low level double oven, stainless steel gas hob with stainless steel splash back and extractor hood, integrated dishwasher, space for a fridge freezer, black sink with matching mixer tap, brick effect splash back areas, double glazed French doors to the conservatory.

CONSERVATORY 10' 5" x 8' 5" (3.18m x 2.57m) Laminated wooden effect flooring, double glazed roof and windows with sliding doors leading out to the rear garden.









First Floor & External Description

FIRST FLOOR LANDING Access to the roof storage space, single panelled radiator, door to a useful storage cupboard, door to the airing cupboard and further doors leading off to...

BEDROOM 1 1 (3.71m x 3.38m) Two double glazed windows to front aspect, single panelled radiator, two fitted double wardrobes with part mirrored sliding doors, door to the en-suite.

ENSUITE (1.91m x 1.7m) Opaque double glazed window to side aspect, chrome towel radiator, low level WC, pedestal wash hand basin, good sized tiled shower cubicle having a chrome mixer style shower.

BEDROOM TWO (2.68 x 3.80 /4.40 into recess - recess 1.55 x 0.60) Double glazed window to front aspect, double panelled radiator, useful recess being ideal for wardrobe space and a door to a good sized over stairs storage cupboard.

BEDROOM THREE (2.68 x 2.98/3.58 into recess - recess 1.55 x 0.60) Double glazed window to rear aspect, single panelled radiator and a useful wardrobe recess.

BEDROOM FOUR (2.44 x 3.33) Double glazed window to rear aspect and a single panelled radiator.

FAMILY BATHROOM (1.68m x 1.88m) Opaque double glazed window to rear aspect, single panelled radiator, low level WC, pedestal wash hand basin with black mixer tap, panelled bath with a black mixer tap with shower head attachment, shower screen and tiled splash back areas.

TO THE EXTERIOR The property is located down a private driveway giving access to only three properties with parking to the front for three cars and access to the integral garage. The rear garden has been beautifully landscaped with three decked patio area, artificial lawn, side planted border, fenced boundaries and a superb timber garden room.

TIMBER GARDEN ROOM 17' 4" x 10' 9" (5.28m x 3.28m) A superb flexible space that has double glazed French doors, two double glazed windows, power and light.

FIXTURES & FITTINGS: Some items maybe available subject to separate negotiation.

TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

SERVICES: We understand that all mains services are connected.

COUNCIL TAX: We understand this property has been placed in Council Tax Band D. (This information is provided from the Council Tax Valuation List Website)

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 contact 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.



Milking Lane, Weddington, Nuneaton





Total Area: 155.2 m² ... 1671 ft² inc Garage & Garden Room

All measurements are approximate and for display purposes only

CONTACT

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