







4 Bedroom House - Detached

located on Watitune Avenue, Nuneaton

£425,000

UP Estates

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£425,000

- FOUR BEDROOM DETACHED FAMILY HOME
- GENEROUS BAY-FRONTED LIVING ROOM
- OPEN PLAN KITCHEN DINER WITH GARDEN ACCESS
- SEPARATE UTILITY ROOM & CONVENIENT GROUND FLOOR WC
- PRINCIPAL BEDROOM WITH A PRIVATE EN-SUITE SHOWER ROOM
- FAMILY BATHROOM WITH SEPARATE BATH & SHOWER
- INTEGRAL GARAGE WITH INTERNAL ACCESS
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- PRIVATE REAR GARDEN WITH DECKING & SHELTERED PERGOLA SEATING AREA

**MODERN FOUR BEDROOM DETACHED FAMILY HOME | OPEN-PLAN KITCHEN/ DINER | EN-SUITE & BUILT-IN WARDROBES | INTEGRAL GARAGE & PRIVATE DRIVEWAY

Situated on Watitune Avenue in Nuneaton, this four bedroom detached home offers a practical layout for family life, with well-proportioned accommodation, driveway parking and a private rear garden with a covered seating area.

The entrance hallway provides access to the integral garage and a useful storage cupboard, with stairs rising to the first floor. To the front, the generous living room features a bay window, creating a comfortable space to relax away from the main kitchen and dining area. Across the rear, the open plan kitchen/ diner provides plenty of room for everyday meals and entertaining, with double doors opening onto the garden. A separate utility room offers additional space for laundry and access outside, while a WC adds everyday convenience and completes the ground floor accommodation.

Upstairs, four well-proportioned bedrooms lead from the central landing. The principal bedroom benefits from built-in wardrobes and its own private en-suite shower room, fitted with a shower, wash basin and WC. A second bedroom also has built-in wardrobes, while the family bathroom offers both a bath and a separate shower enclosure to suit all preferences in a busy family home. An airing cupboard provides further storage on the landing.

Outside, the private driveway provides off-road parking for multiple vehicles and access to the integral garage, suitable for parking or additional storage. The enclosed rear garden includes a lawn and a decked seating area beneath a sheltered pergola, providing an inviting setting for outdoor dining and spending time with family and friends.

With four bedrooms, two bathrooms and a sociable kitchen diner opening onto the garden, this home is well suited to families seeking space to grow. Viewing is highly recommended to appreciate the layout and accommodation on offer.







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.

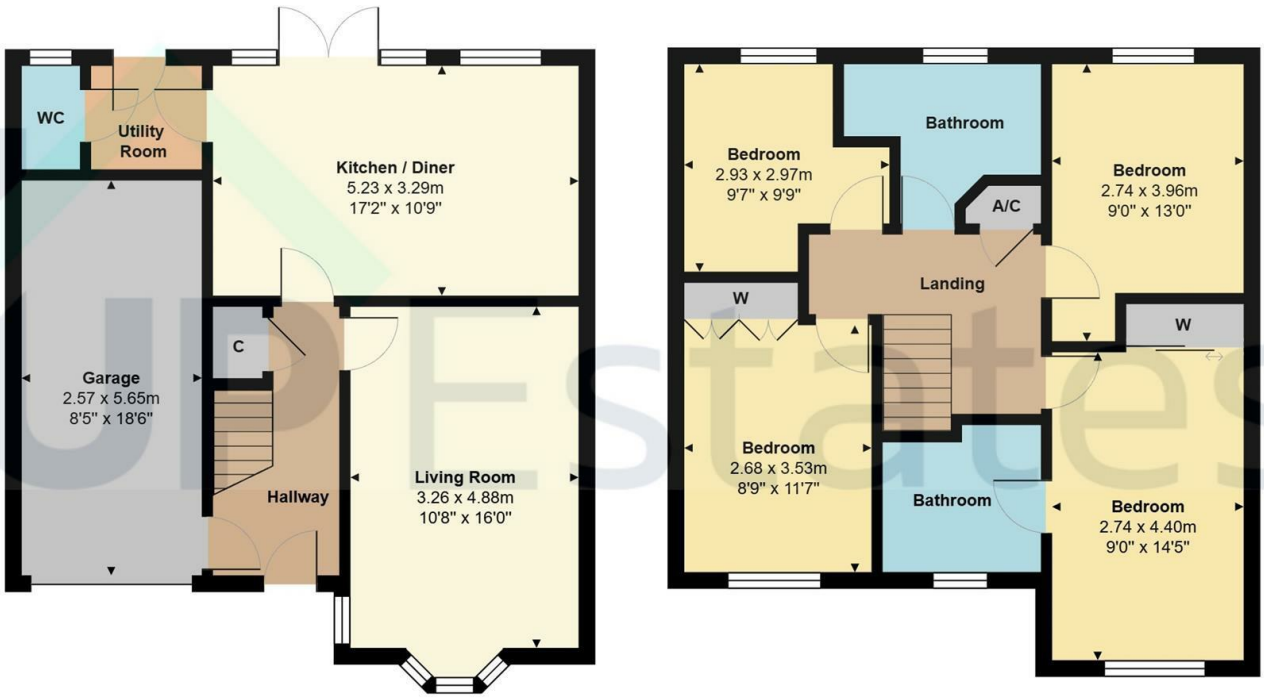
All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.



Watitune Avenue, Nuneaton





Total Area: 107.5 m² ... 1157 ft² (excluding garage)

All measurements are approximate and for display purposes only

CONTACT

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