







4 Bedroom House - Semi-Detached

located on Fleece Lane, Nuneaton

£315,000

UP Estates

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£315,000

- FOUR BEDROOM SEMI-DETACHED FAMILY HOME ARRANGED OVER THREE FLOORS
- OPEN-PLAN KITCHEN/ LIVING/ DINING ROOM WITH FRENCH DOORS ALLOWING PLENTY OF NATURAL LIGHT
- SEPARATE VERSATILE SNUG, OFFICE OR PLAYROOM
- GROUND FLOOR WC
- MAIN BEDROOM WITH A PRIVATE EN-SUITE SHOWER ROOM
- GARAGE CONVERTED TO A GYM BUT HAS EXECELLENT ADDITIONAL STORAGE OPTIONS ALSO
- PRIVATE DRIVEWAY TANDEM PARKING FOR TWO CARS
- HIGHLY SOUGHT AFTER CV11 LOCATION
- WALKING DISTANCE TO LOCAL SHOPS, WELL REGARDED SCHOOLS AND A RANGE OF AMENITIES
- MULTIPLE RECENT UPGRADES THROUGHOUT

FOUR BEDROOM SEMI-DETACHED HOME | THREE FLOORS | OPEN PLAN KITCHEN/LIVING/DINING SPACE | EN-SUITE | DRIVEWAY & GARAGE/GYM

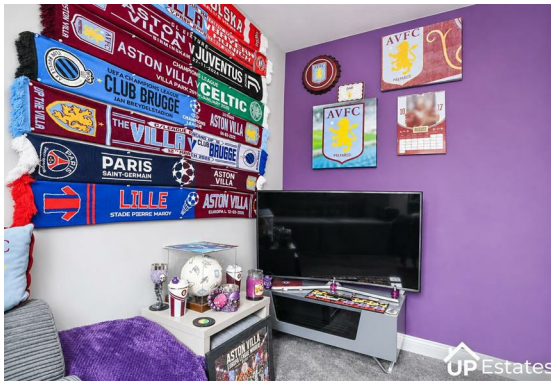
Situated in a convenient residential location, this spacious four bedroom semi-detached home is arranged over three floors and offers flexible accommodation well suited to modern family living. Local shops, well regarded schools and a range of everyday amenities are all within walking distance, adding further convenience.

The ground floor begins with a welcoming hallway, with a useful ground floor WC and a separate reception room that could work equally well as a snug, home office or playroom. To the rear is the impressive open plan kitchen, living and dining room, providing an excellent space for day-to-day family life and entertaining, with French doors leading out to the beautiful garden. The first floor offers two generous double bedrooms, with the main bedroom benefiting from its own private en-suite shower room. The flexible layout also gives the option for the other bedroom to be adapted to suit a variety of needs, including an additional living space.

On the top floor are two further bedrooms, both equipped with built-in cupboard or wardrobe space. These rooms are served by the family bathroom, fitted with a bath and overhead shower to suit all preferences. This property has been recently updated throughout, with a range of upgrades such as flooring throughout, garage conversion along with fitted wardrobes in multiple bedrooms adding extra convenience.

Externally, the property benefits from a private driveway to the side providing tandem parking for two vehicles. The garage has been converted for use as a gym, while still offering useful additional storage potential. To the rear is a low-maintenance garden with patio areas, creating an ideal space for relaxing or entertaining during the warmer months. Offering versatile accommodation and a practical location close to local amenities, this is a family home that 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.



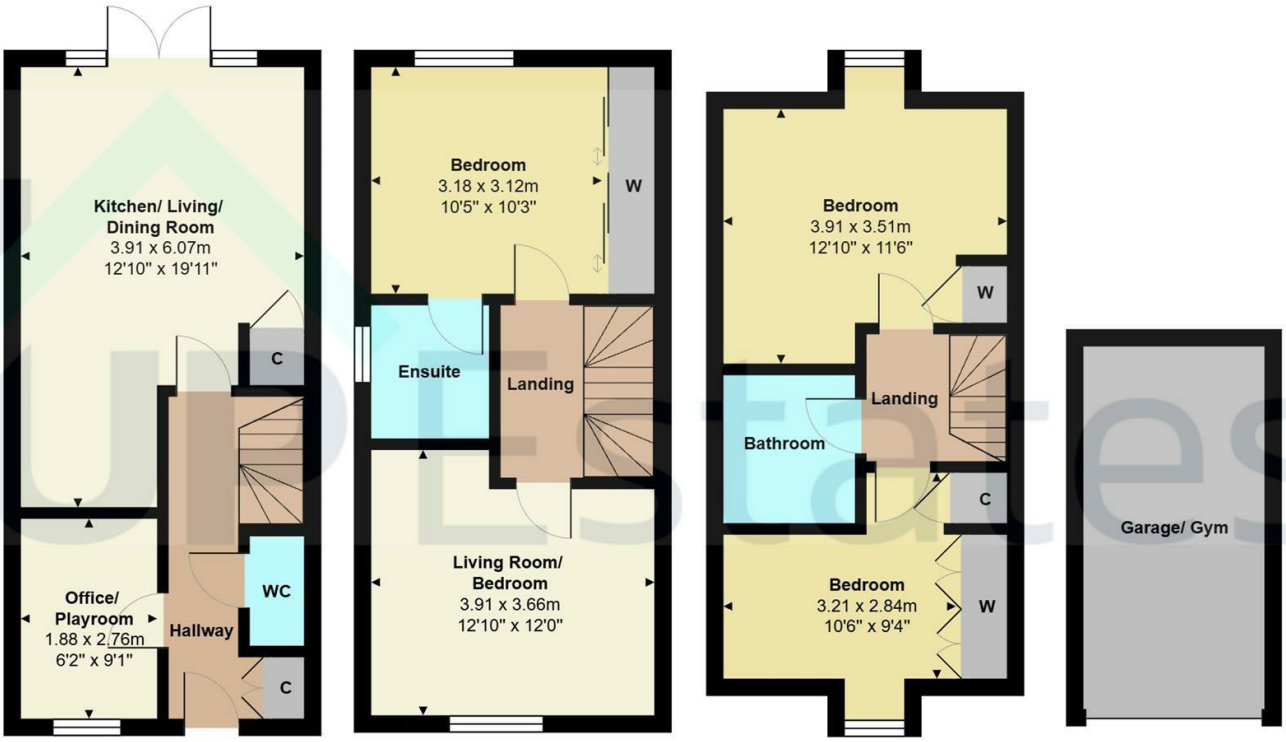
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Fleece Lane, Nuneaton





Total Area: 101.7 m² ... 1095 ft² (excluding garage/ gym)

All measurements are approximate and for display purposes only

CONTACT

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