



UP Estates



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5 Bedroom House - Detached
located on St. Austell Close,
Nuneaton
Offers Over £350,000

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****FIVE BEDROOM DETACHED FAMILY HOME, HIGHLY SOUGHT AFTER CV11 POSTCODE AND SET IN A QUIET RESIDENTIAL LOCATION**** - Situated in the highly sought-after CV11 area, this spacious five-bedroom detached family home enjoys a peaceful residential setting whilst remaining within easy walking distance of local shops, schools and everyday amenities.**

Upon entering, you are welcomed by a spacious entrance hallway leading to the front reception room, offering the perfect space to relax and unwind. To the rear of the property is a generous second reception room, ideal as a family living and dining area, which flows seamlessly into the conservatory overlooking the rear garden – a wonderful space to enjoy throughout the warmer months. The well-appointed kitchen offers pleasant views over the rear garden and benefits from an abundance of fitted cupboards, providing ample storage and preparation space. A separate pantry further enhances the practicality of the kitchen. Completing the ground floor is a useful utility room, WC and lobby area, adding flexibility and convenience for modern family living. To the first floor, the property offers five well-proportioned bedrooms, many featuring built-in wardrobes or cupboard space. The principal bedroom benefits from its own private en-suite shower room, while the remaining bedrooms are served by a family bathroom fitted with both a bath and overhead shower.

Externally, the property offers driveway parking to the front and a private, low-maintenance rear garden, providing an ideal outdoor space for relaxing or entertaining. Offering generous accommodation throughout in a desirable location, this fantastic family home is perfectly suited to growing families looking for both space and convenience.

Offers Over £350,000

- FIVE BEDROOM DETACHED FAMILY HOME IN THE HIGHLY SOUGHT AFTER CV11 AREA
- TWO SPACIOUS RECEPTION ROOMS
- BRIGHT CONSERVATORY OVERLOOKING THE REAR GARDEN AREA
- WELL-EQUIPPED KITCHEN WITH ADDED PANTRY SPACE
- UTILITY ROOM, LOBBY AREA AND WC OFFERING EXTRA CONVENIENCE
- MAIN BEDROOM WITH A PRIVATE EN-SUITE
- FAMILY BATHROOM WITH BATH AND OVERHEAD SHOWER
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- PERFECT FAMILY HOME WITH LOCAL WELL REGARDING SCHOOLS





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.

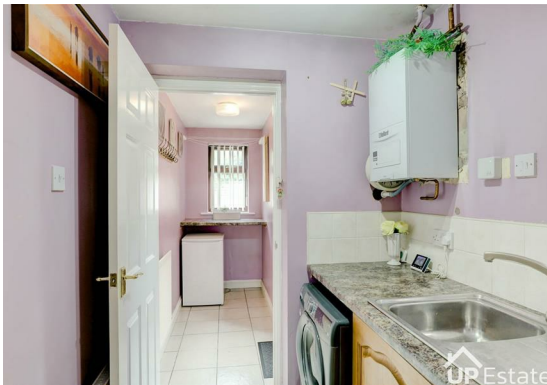
While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their 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.





St. Austell Close, Nuneaton





Total Area: 138.6 m² ... 1492 ft² (excluding garage)

All measurements are approximate and for display purposes only

CONTACT

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