



5 Bedroom House - Detached
located on St. Buryan Close,
Nuneaton
£450,000

UP Estates



****Situating in a quiet residential area of CV11, Nuneaton, this impressive five-bedroom detached home offers generous living accommodation throughout, making it an ideal purchase for growing or busy family households.****

Upon entering the property, you are welcomed by a spacious hallway which leads into a bright and airy living room positioned at the front of the home. This inviting space benefits from a beautiful bay window, allowing plenty of natural light. The living room flows seamlessly into the dining room through elegant glass French doors, creating an open yet versatile space perfect for both everyday living and entertaining guests. To the back of the dining room is the conservatory, a wonderful space to relax and unwind while enjoying views over the garden, making it the perfect spot for sunny afternoons or family gatherings. To the rear of the property, the spacious kitchen offers plentiful cupboard storage and generous worktop space, with further views overlooking the garden. The ground floor also benefits from internal access to the integrated garage and a convenient WC, completing the well-designed layout.

The first floor offers five well-proportioned bedrooms, providing flexible accommodation for families. The principal bedroom enjoys its own private en-suite shower room as well as a walk-in wardrobe area. Two additional bedrooms share access to a Jack and Jill bathroom, while the remaining bedrooms are served by the family bathroom. Externally, the property benefits from a private driveway to the front aspect leading to the integrated garage, providing ample off-road parking and additional storage options. To the rear, the property boasts a private garden, ideal for entertaining, relaxing, or enjoying summer afternoons with family and friends.

This spacious home combines comfort, practicality, and a desirable residential location, making it a fantastic opportunity for families seeking generous living space in Nuneaton.

£450,000

- FIVE BEDROOM DETACHED HOME IN HIGHLY SOUGHT AFTER CV11
- BRIGHT AND AIRY LIVING ROOM WITH ATTRACTIVE BAY WINDOW
- LARGE CONSERVATORY OVERLOOKING THE GARDEN
- INTEGRATED GARAGE WITH INTERNAL ACCESS AND PLUMBING FOR THE WASHING MACHINE
- PRINCIPLE BEDROOM WITH EN-SUITE AND WALK-IN WARDROBE AREA
- TWO BEDROOMS WITH JACK AND JILL BATHROOM
- PRIVATE DRIVEWAY PROVIDING OFF ROAD PARKING WITH EV CHARGE POINT
- PRIVATE REAR GARDEN PERFECT FOR RELAXING AND ENTERTAINING
- EXCELLENT LAYOUT SUITED TO MODERN FAMILY LIVING
- CLOSE TO LOCAL SHOPS, SCHOOLS AND AMENITIES





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. Buryan Close, Nuneaton





Total Area: 146.4 m² ... 1576 ft² (excluding garage)

All measurements are approximate and for display purposes only

CONTACT

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