



3 Bedroom Bungalow - Detached
located on Hinckley Road,
Nuneaton
£425,000

UP Estates



****NO ONWARDS CHAIN *** SPACIOUS THREE BEDROOM DETACHED BUNGALOW, STUNNING GARDEN, GENEROUS PLOT****
- this spacious detached bungalow offers versatile single-storey living in one of Nuneaton's most sought-after locations. Boasting a substantial garden, ample parking, a garage and exciting development potential (STPP), this fantastic home is ideal for families, downsizers and buyers looking for single story living.

The property welcomes you into a spacious entrance porch, providing the perfect space for coats and shoes to help keep the home organised. From here, a central hallway gives access to all principal rooms. There are three well-proportioned double bedrooms, all served by a family bathroom featuring a contemporary walk-in shower. To the rear of the property, the generous living and dining room enjoys a beautiful outlook over the stunning garden through a large window, creating a bright and inviting space for relaxing or entertaining family and friends.

The modern fitted kitchen offers an abundance of wall and base units, complemented by generous worktop space, making it ideal for everyday living. Adjacent to the kitchen is a convenient WC with access to the rear garden. Two additional external store rooms to the side of the property provide excellent storage solutions.

Externally, the property continues to impress with a private driveway, a generous front lawn and a well-proportioned garage offering secure parking and further storage. To the rear is a beautifully maintained, substantial garden, alongside a patio area to the side of the property, presenting excellent potential for extension or further development, subject to the necessary planning permissions. Ideally situated on the ever-popular Hinckley Road, the property enjoys easy access to local shops, highly regarded schools, transport links and a wide range of everyday amenities, making this an exceptional opportunity to acquire a spacious bungalow in a prime Nuneaton location.

£425,000

- SPACIOUS THREE BEDROOM DETACHED BUNGALOW SET ON A GENEROUS PLOT
- SPACIOUS LIVING/ DINING ROOM OVERLOOKING THE GARDEN
- MODERN FITTED KITCHEN WITH AMPLE CUPBOARD AND WORKTOP SPACE
- FAMILY BATHROOM WITH CONTEMPORARY WALK-IN SHOWER
- SEPARATE WC FOR ADDED CONVENIENCE
- PRIVATE DRIVEWAY WITH GARAGE FOR OFF ROAD AND SECURE PARKING OPTIONS
- LARGE, BEAUTIFULLY MAINTAINED REAR GARDEN
- SIDE PATIO AREA WITH EXCELLENT DEVELOPMENT POTENTIAL (STPP)
- HIGHLY SOUGHT AFTER LOCATION
- CLOSE TO LOCAL SHOPS, WELL REGARDED SCHOOLS AND OTHER 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.

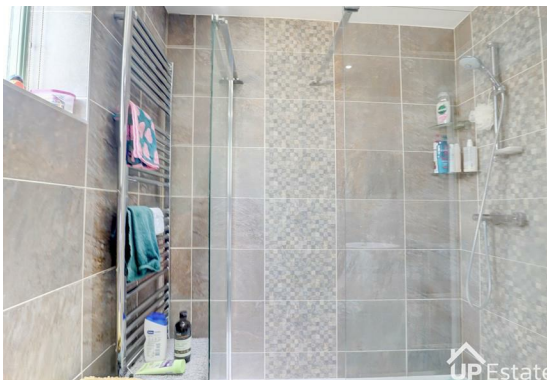
All measurements are approximate and intended



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.





Hinckley Road, Nuneaton





Total Area: 96.4 m² ... 1038 ft² (excluding garage, store)

All measurements are approximate and for display purposes only

CONTACT

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