



4 Bedroom House - Detached
located on Tiverton Drive, Nuneaton
Offers Over £425,000

UP Estates



****NO UPWARD CHAIN**** - Situated in a quiet and sought-after residential setting, this beautifully presented four-bedroom detached home offers generous and versatile living space, ideal for modern family life.

Upon entering, you are welcomed by a bright and spacious entrance hallway, setting the tone for the rest of the home. The ground floor features a stylish open-plan layout, with the living room seamlessly flowing into the kitchen/diner at the rear, creating a contemporary space perfect for both everyday living and entertaining. The living room also has stylish window shutters installed to the front of the property. The kitchen is well-appointed with a central island unit and an abundance of built-in cupboards, providing both practicality and flexibility. Downstairs also benefits from Porcelain tiles throughout. French doors open directly onto the rear garden/ patio area, allowing natural light to flood the space and offering an excellent indoor-outdoor connection.

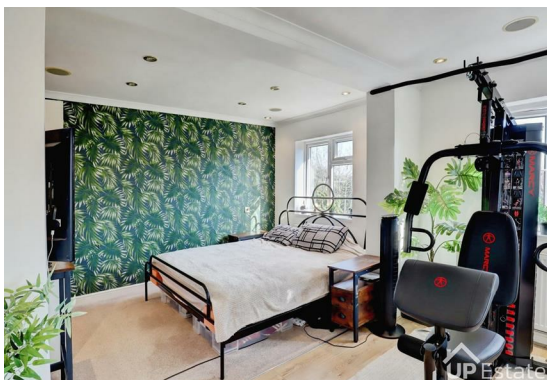
Additional ground floor benefits include internal access to the integrated garage, a separate utility room, and a convenient WC. To the rear of the property, a further reception room, currently used as a home gym—offers versatility and could easily serve as a sunroom or relaxation space. Upstairs, the property boasts four well-proportioned bedrooms, along with a modern family bathroom featuring both a bath and a separate walk-in shower. The main bedroom benefits from ample built-in wardrobe space and a private en-suite shower room. Externally, the property offers a private driveway to the front with off-road parking for multiple cars, along with access to the integrated single garage, providing additional storage options. This property also has an EV charge point available, the boiler is only two years old.

This is an excellent opportunity to acquire a spacious and well-designed home, perfectly suited to a growing family.

Offers Over £425,000

- NO UPWARD CHAIN
- FOUR BEDROOM DETACHED FAMILY HOME
- OPEN-PLAN LIVING ROOM AND KITCHEN/ DINER
- MODERN KITCHEN WITH ISLAND AND AMPLE STORAGE
- ADDITIONAL RECEPTION ROOM IDEAL HOME GYM OR SUN ROOM
- SEPARATE UTILITY ROOM AND GROUND FLOOR WC
- MAIN BEDROOM WITH BUILT IN WARDROBES AND EN-SUITE
- PRIVATE DRIVEWAY WITH PARKING AVAILABLE AND EV CHARGE POINT
- INTEGRATED SINGLE GARAGE WITH INTERNAL ACCESS





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.





Tiverton Drive, Nuneaton





Total Area: 145.4 m² ... 1565 ft² (1699 sqft Including Garage)

All measurements are approximate and for display purposes only

CONTACT

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