



3 Bedroom House - Detached
located on Russett Avenue,
Nuneaton
£350,000

UP Estates



****THREE BEDROOM DETACHED HOME | ENSUITE TO PRINCIPAL BEDROOM | PRIVATE DRIVEWAY | BEAUTIFULLY MAINTAINED GARDEN****

Situated on Russett Avenue in CV11 this modern three-bedroom detached home offers well-proportioned accommodation, a practical layout and a lovely rear garden, making it an appealing choice for families and professionals alike.

The property welcomes you through an entrance hallway, leading into a spacious living room with views to both the front and rear of the home. French doors open directly onto the stunning garden, creating a natural connection between the indoor living space and the outdoors, ideal for relaxing or entertaining. The generous kitchen/diner provides ample room for a dining table, making it well suited to family meals and social occasions. The kitchen benefits from an abundance of built-in units and enjoys views over the rear garden with convenient side access to the private driveway. Completing the ground floor is a useful WC, separate utility area and additional storage cupboard. Upstairs, there are three well-proportioned bedrooms. The principal bedroom benefits from built-in wardrobes and a stylish private ensuite featuring a walk-in shower. The remaining bedrooms are served by the family bathroom, fitted with a bath and overhead shower and screen.

Outside, the rear garden offers a pleasant space to enjoy throughout the warmer months, with a patio area for outdoor seating and additional room for family activities. To the side, the private driveway provides off-road parking for multiple vehicles with the added benefit of an EV Charge Point also.

Offering a versatile layout, useful storage and a well-kept garden, this detached home is well worth viewing by anyone seeking a comfortable family home in the highly desirable CV11 location within the catchment for Higham Lane Secondary School.

£350,000

- MODERN THREE BEDROOM DETACHED HOME
- SPACIOUS LIVING ROOM WITH BEAUTIFUL WALL PANELLING
- GENEROUS KITCHEN/ DINER WITH A RANGE OF BUILT IN UNITS
- SEPARATE UTILITY AREA AND GROUND FLOOR WC ADDING EXTRA CONVENIENCE
- PRINCIPLE BEDROOM WITH A PRIVATE ENSUITE WALK-IN SHOWER ROOM
- CONTEMPORARY FAMILY BATHROOM WITH A BATH AND OVERHEAD SHOWER
- PRIVATE DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES WITH AN EV CHARGE POINT
- PRIVATE REAR GARDEN WITH PATIO SEATING AREA
- HIGHLY DESIRABLE CV11 LOCATION
- WITHIN THE CATCHMENT AREA FOR HIGHAM LANE SECONDARY SCHOOL



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.





Russett Avenue, Nuneaton



Ground Floor



First Floor



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