



3 Bedroom House - Semi-Detached
located on Furrow Gardens, Chapel
End
£285,000

 **UP Estates**



****MODERN THREE BEDROOM SEMI-DETACHED HOME | OPEN-PLAN KITCHEN/DINER | PRIVATE DRIVEWAY | ENSUITE TO PRINCIPAL BEDROOM****

Situated within a quiet residential setting in Chapel End, this modern three bedroom semi-detached home offers well-planned accommodation, excellent off-road parking and a superb open-plan kitchen/diner with direct access onto the private rear garden. The property is conveniently located for local schools, shops and amenities, including the popular Triple 'A' Foodhall, which is within walking distance, while Nuneaton Town Centre and wider road networks provide excellent commuting options towards Coventry and Birmingham.

The ground floor opens into a welcoming entrance hall leading into the comfortable front-facing living room, providing a pleasant space to relax and unwind. To the rear is the real hub of the home – a stunning open-plan kitchen/diner offering ample room for both everyday dining and entertaining. With direct access onto the rear patio and garden, the layout creates a practical connection between the indoor and outdoor spaces. A convenient ground floor WC and useful built in storage cupboards completes the accommodation. Upstairs, the landing leads to three well-proportioned bedrooms. The principal bedroom benefits from its own private ensuite, while the remaining bedrooms are served by a contemporary family bathroom fitted with a bath and overhead shower. Further useful storage is also provided from the landing.

Externally, the property benefits from a private driveway extending to the front and side, providing off-road parking for multiple vehicles, alongside a lawned frontage. To the rear is a private garden with patio areas, providing an ideal setting for outdoor dining, entertaining or simply enjoying the warmer months. Offering a good balance of modern accommodation, practical outdoor space and convenient local amenities, this home would suit a range of buyers and is well worth viewing.

£285,000

- MODERN THREE BEDROOM SEMI-DETACHED HOME
- STUNNING OPEN-PLAN KITCHEN/ DINER WITH DIRECT ACCESS TO THE REAR GARDEN
- COMFORTABLE FRONT FACING LIVING ROOM TO RELAX AND ENJOY
- CONVENIENT GROUND FLOOR WC AND ADDITIONAL STORAGE CUPBOARDS
- PRINCIPLE BEDROOM WITH A PRIVATE EN-SUITE SHOWER ROOM
- CONTEMPORARY FAMILY BATHROOM WITH A BATH AND OVERHEAD SHOWER
- PRIVATE DRIVEWAY WITH MULTIPLE OFF ROAD PARKING
- WALKING DISTANCE TO THE EVER POPULAR TRIPLE 'A' FOODHALL
- RANGE OF LOCAL SHOPS, AMENITIES AND WELL REGARDED SCHOOLS
- EXCELLENT ROAD LINKS CROSS COUNTRY TO COVENTRY AND BIRMINGHAM





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.





Furrow Gardens, Chapel End





Total Area: 70.9 m² ... 764 ft²

All measurements are approximate and for display purposes only

CONTACT

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