

4 Bedroom House - Detached
located on Huntingdon Way,
Nuneaton
£335,000

UP Estates



£335,000

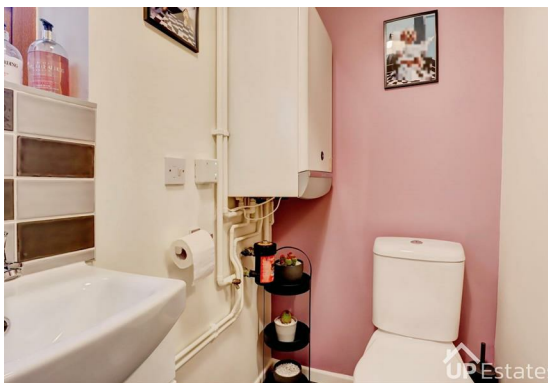
- FOUR BEDROOM DETACHED FAMILY HOME
- SPACIOUS LIVING ROOM WITH FRONT ASPECT VIEW
- SEPARATE DINING ROOM WITH FRENCH DOORS TO THE GARDEN
- UTILITY ROOM CONVERTED FROM PART OF THE GARAGE
- DOWNSTAIRS WC FOR ADDED CONVENIENCE
- FOUR GOOD SIZED BEDROOMS ALL WITH BUILT IN WARDROBES/ CUPBOARDS
- MODERN FAMILY BATHROOM
- PRIVATE DRIVEWAY WITH OFF ROAD PARKING AND LAWN AREA
- REAR GARDEN WITH PATIO AND DECKING AREA IDEAL FOR ENTERTAINING
- QUIET RESIDENTIAL LOCATION CLOSE TO LOCAL AMENITIES

****Situating in a quiet residential location on Huntingdon Way in Nuneaton, this beautifully presented four-bedroom detached home offers generous living space throughout, making it an ideal choice for families.****

Upon entering the property, you are welcomed into a spacious living room positioned at the front of the home, enjoying pleasant views over the front aspect and providing the perfect space to relax with the family after a long day. Towards the rear of the property is the dining room, a bright and inviting space featuring French doors that open directly onto the garden and patio area, creating an ideal setting for everyday family meals. The kitchen offers a range of built-in units and ample worktop space, with lovely views over the rear garden. Adjacent to the kitchen is a convenient downstairs WC along with a practical utility room, which has been thoughtfully converted from part of the garage, providing additional functionality and storage. The remaining garage space completes the ground floor, offering further storage options.

Upstairs, the property boasts four well-proportioned bedrooms, each benefiting from built-in wardrobes or cupboard space, ensuring excellent storage throughout. The first floor is completed by a generous family bathroom, featuring a stunning freestanding bath alongside a separate shower unit. Externally, the property benefits from a private driveway to the front providing off-road parking for multiple cars, along with a well-maintained front lawn. To the rear is a private garden with a patio and decking area, perfect for relaxing, outdoor dining, and entertaining friends and family. Conveniently located, this home is close to local shops, schools, and other amenities, making it perfectly suited for modern family living.





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.



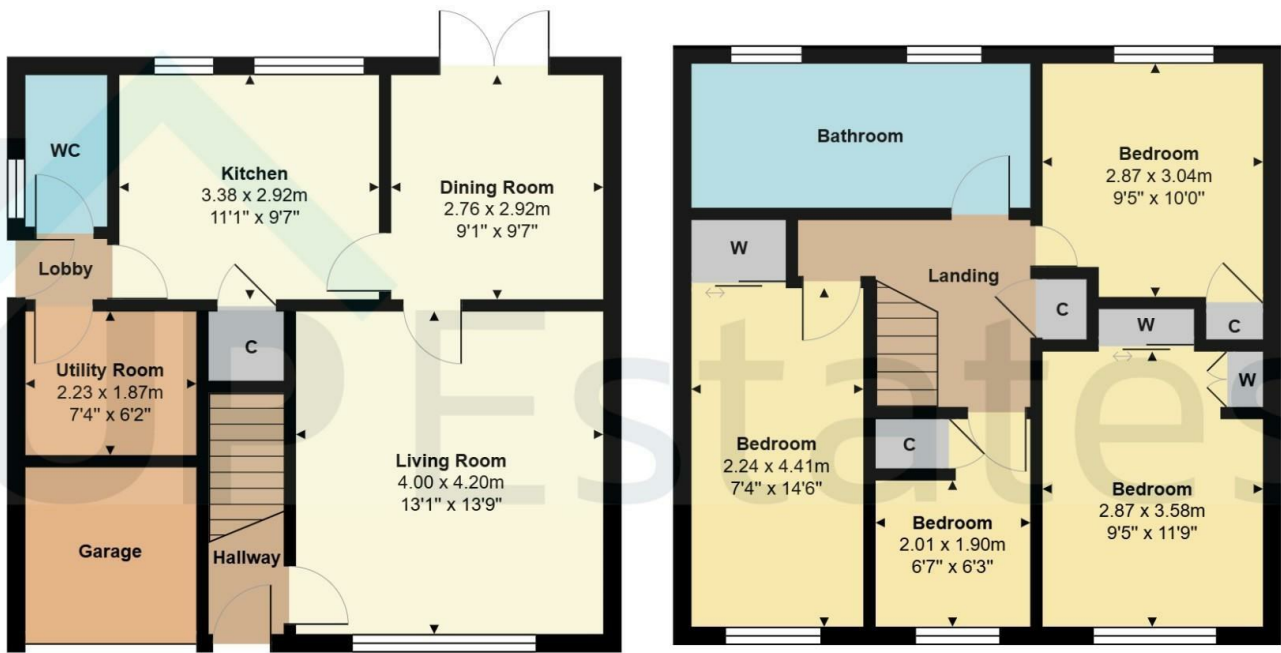
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Huntingdon Way, Nuneaton





Total Area: 103.8 m² ... 1117 ft² (excluding garage)

All measurements are approximate and for display purposes only

CONTACT

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