



**4 Bedroom House - Detached**  
**located on Ingleton Close,**  
**Nuneaton**  
**£415,000**

**UP Estates**



**\*\*Situating in the sought-after area of Crow Hill, Nuneaton, this beautifully presented four-bedroom detached home offers modern living at its finest, perfect for families and those who love to entertain.\*\***

Upon entering, you are welcomed into a bright and inviting front living room, enhanced by a charming bay window that fills the space with natural light. To the rear of the property lies the true heart of the home — a stunning open-plan kitchen, dining and living area. This contemporary space boasts sleek finishes, a generous island unit ideal for socialising, and impressive bi-fold doors that open out onto the garden. Multiple skylights further elevate the room, creating a light-filled and airy atmosphere throughout. Adjacent to the kitchen is a separate utility room and a convenient downstairs WC, adding both practicality and luxury. The ground floor also benefits from an additional reception room, currently utilised as a home office, offering flexibility for modern lifestyles.

Upstairs, the property features four well-proportioned bedrooms, some of which include built-in wardrobes. The main bedroom enjoys the added benefit of a private en-suite shower room, ideal for busy family living. A contemporary family bathroom serves the remaining bedrooms and includes both bath and overhead shower. Externally, the property continues to impress. To the front, a private driveway provides off-road parking for two vehicles. To the rear, a low-maintenance garden with a patio area offers the perfect setting for relaxing or entertaining guests.

The home is conveniently located close to local schools, shops, and popular dining spots such as The Crows Nest, making it an ideal choice for families and professionals alike.

£415,000

- FOUR BEDROOM DETACHED FAMILY HOME
- STUNNING OPEN-PLAN MODERN KITCHEN, DINING AND LIVING AREA
- BI-FOLD DOORS AND SKY LIGHTS CREATING A BRIGHT AND AIRY SPACE
- MODERN KITCHEN WITH ISLAND UNIT
- SEPARATE UTILITY ROOM AND WC
- ADDITIONAL RECEPTION ROOM/ HOME OFFICE
- MAIN BEDROOM WITH PRIVATE EN-SUITE SHOWER ROOM
- PRIVATE DRIVEWAY WITH OFF ROAD PARKING FOR TWO CARS
- LOW MAINTENANCE REAR GARDEN WITH PATIO AREAS
- CONVENIENT LOCATION CLOSE TO SCHOOLS, SHOPS AND LOCAL 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.





Ingleton Close, Nuneaton





Total Area: 132.4 m<sup>2</sup> ... 1425 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

Up Estates,  
11 Dugdale Street  
Nuneaton  
Warwickshire  
CV11 5QJ

E: [enquiries@upestates.co.uk](mailto:enquiries@upestates.co.uk)  
T: 024 7771 0790

**UP** Estates