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**4 Bedroom House - Link Detached**  
**located on Staines Close, Nuneaton**  
**£475,000**

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**\*\*FOUR BEDROOM LINK-DETACHED FAMILY HOME, GENEROUS AND VERSATILE ACCOMODATION, WITHIN HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION OF ST NICOLAS PARK\*\***

Welcoming you into the property is a bright and inviting entrance hallway leading through to the true heart of the home — a stunning open-plan kitchen, lounge and dining area. Flooded with natural light from two skylights and French doors opening directly onto the rear garden, this exceptional space is perfect for both everyday family living and entertaining guests. The contemporary kitchen is thoughtfully designed with an abundance of fitted units, including a variety of appliances, along with a stylish central island incorporating built-in storage and a breakfast bar seating area. A separate utility room adds further practicality and convenience.

Adjacent to the open-plan living area is a separate living room enjoying pleasant views over both the front driveway and rear garden/patio area. The ground floor also benefits from an additional reception room offering flexibility for use as a home office, playroom or snug, alongside a modern downstairs shower room — ideal for busy family households. To the first floor, the property offers four well-proportioned bedrooms, several of them benefit from built-in wardrobes, providing excellent storage solutions. The modern family bathroom is well-appointed with both a bath and separate walk-in shower, together with an airing cupboard for additional storage.

Externally, the property boasts a private driveway providing off-road parking for multiple vehicles, a front lawn area and access to a single garage offering secure parking or further storage options. To the rear is a beautifully maintained garden and patio area, creating the perfect setting to relax, unwind or entertain during the warmer months.

Ideally located within walking distance of local shops, amenities and within the catchment for highly regarded schools such as Higham Lane Secondary.

**£475,000**

- FOUR BEDROOM LINK-DETACHED FAMILY HOME WITHIN ST NICOLAS PARK
- STUNNING OPEN-PLAN KITCHEN, LOUNGE AND DINING AREA
- MODERN FITTED KITCHEN WITH ISLAND/ BREAKFAST BAR
- SEPARATE UTILITY ROOM AND DOWNSTAIRS BATHROOM WITH STANDING SHOWER
- ADDITIONAL RECEPTION ROOM/ HOME OFFICE/ PLAYROOM
- MODERN FAMILY BATHROOM WITH BATH AND SEPARATE WALK-IN SHOWER
- PRIVATE DRIVEWAY AND SINGLE GARAGE TO PROVIDE AMPLE PARKING FOR MULTIPLE VEHICLES
- BEAUTIFUL REAR GARDEN AND PATIO AREAS FOR RELAXING AND ENTERTAINING
- WITHIN CATCHMENT FOR HIGHAM LANE SECONDARY SCHOOL
- WALKING DISTANCE TO LOCAL SHOPS AND OTHER 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.





Staines Close, Nuneaton





Total Area: 137.2 m<sup>2</sup> ... 1477 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

## CONTACT

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