







3 Bedroom House - Semi-Detached

located on Cleveley Drive,

Nuneaton

£240,000

UP Estates

UP Estates

3

1

2

E

£240,000

- THREE BEDROOM SEMI DETACHED HOME
- SEPARATE LIVING AND DINING ROOMS
- CHARACTERFUL KITCHEN WITH BUILT IN UNITS AND VERSATILE STORAGE CUPBOARD
- FAMILY BATHROOM WITH A WET ROOM SHOWER
- TWO DOUBLE BEDROOMS WITH BUILT IN WARDROBES
- VERSATILE SINGLE BEDROOM, HOME OFFICE OR PLAYROOM
- ADDITIONAL LOFT SPACE FOR EXTRA STORAGE
- TWO SUBSTANTIAL WORKSHOP AREAS
- GENEROUS MATURE REAR GARDEN AND PATIO AREAS TO ENJOY DURING THE WARMER MONTHS
- PRIVATE DRIVEWAY FOR MULTIPLE VEHICLES

THREE BEDROOM SEMI DETACHED HOME | TWO RECEPTION ROOMS | PRIVATE DRIVEWAY | GENEROUS WORKSHOP SPACES | MATURE REAR GARDEN AND EXCELLENT SCOPE TO PERSONALISE AND MAKE IT YOUR HOME

Situated on Cleveley Drive, Nuneaton, this three bedroom semi detached home offers separate living and dining rooms, a practical kitchen and driveway parking. A rear garden and substantial workshop areas add to its appeal, particularly for buyers looking for space for hobbies or storage.

The entrance hallway leads into a bay-fronted living room, providing a comfortable setting to relax. A separate dining room enjoys lovely views and access to the rear garden, making it well suited to family meals and entertaining. Alongside, the kitchen offers a range of fitted units, wooden work surfaces and space for a range of appliances. It also comes with access to the side aspect and a versatile cupboard space. The ground floor is completed by a garden access WC.

Upstairs, the landing serves three bedrooms and the family bathroom. The front double bedroom benefits from a bay window and built-in wardrobes, while a further double bedroom overlooks the rear garden. The third bedroom provides a useful single room or home office. The bathroom is fitted with a wet room shower, WC and wash basin, with a useful storage cupboard also. Additional loft space is accessed from the landing offering excellent additional storage options.

Outside, the frontage provides private driveway parking for multiple vehicles, while the rear garden combines patio seating space, lawn and established planting. The separate outbuilding offers two generous workshop areas providing valuable space beyond the main house.

With flexible accommodation and useful outdoor space, this home would suit a range of buyers especially those looking to benefit from the external workshop areas. Viewing is recommended to appreciate the layout and potential this lovely home has to offer.







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.



Cleveley Drive, Nuneaton



Total Area: 86.8 m² ... 934 ft² (excluding loft space, workshop)

All measurements are approximate and for display purposes only

CONTACT

Up Estates,
11 Dugdale Street
Nuneaton
Warwickshire
CV11 5QJ

E: enquiries@upestates.co.uk
T: 024 7771 0790