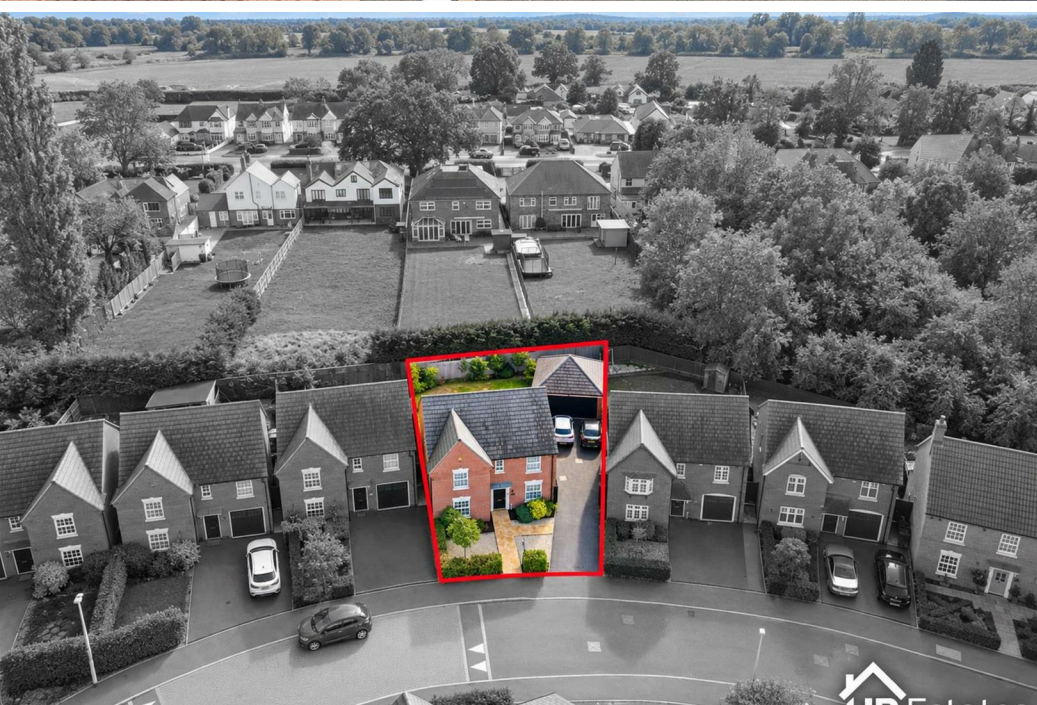




4 Bedroom House - Detached
located on Sunburst Drive,
Nuneaton
£450,000

UP Estates



NO UPWARD CHAIN | FOUR BEDROOM DETACHED HOME |
STUNNING OPEN PLAN LOUNGE KITCHEN DINER | DETACHED
DOUBLE GARAGE & GATED DRIVEWAY | READY TO MOVE INTO

Offered to the market with no upward chain, this beautifully presented four bedroom detached home has been finished to a high standard throughout and offers bright, modern accommodation across two floors. Situated just off the Long Shoot, the property provides easy access to the A5 and local amenities, with Nuneaton train station approximately an eight minute drive away.

The accommodation begins with a welcoming entrance hall leading to a generous living room, providing an excellent main reception space. There is also a further reception room, currently used as an office, together with a downstairs WC. To the rear is a stunning open-plan lounge kitchen diner, finished to a modern standard and providing an impressive space for cooking, dining and entertaining. A separate utility room adds further practicality.

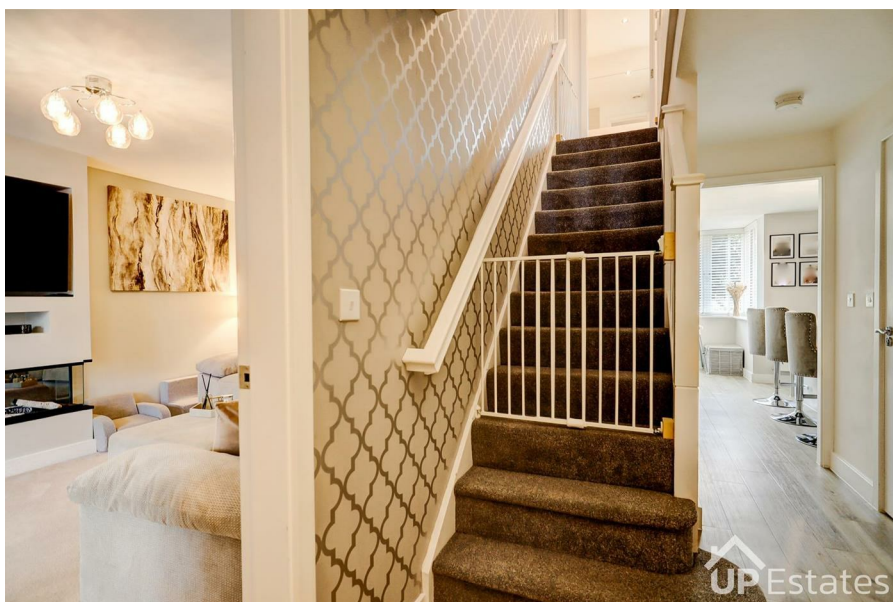
Upstairs, the property features a spacious landing with a gallery-style walkway, giving access to four well-sized bedrooms, all capable of comfortably accommodating a double bed. The main bedroom benefits from a dedicated dressing area and ensuite, while the remaining bedrooms are served by a modern family bathroom with both bath and shower facilities.

Externally, the property enjoys a generous, low-maintenance rear garden which is not overlooked and provides access to the detached double garage, currently being used as a home gym. To the side, a large gated driveway provides off-road parking for up to four vehicles.

Finished to a high standard and offering versatile accommodation throughout, this impressive home combines modern living with excellent access to Nuneaton and surrounding transport links.

£450,000

- NO UPWARD CHAIN
- FOUR BEDROOM DETACHED HOME
- READY TO MOVE INTO
- STUNNING OPEN PLAN LOUNGE KITCHEN DINER
- TWO RECEPTION ROOMS
- MAIN BEDROOM WITH DRESSING AREA & ENSUITE
- MODERN FAMILY BATHROOM WITH BATH & SHOWER
- DETACHED DOUBLE GARAGE CURRENTLY USED AS HOME GYM
- LARGE GATED DRIVEWAY FOR UP TO FOUR VEHICLES
- PRIVATE LOW MAINTENANCE REAR GARDEN & NOT OVERLOOKED





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.

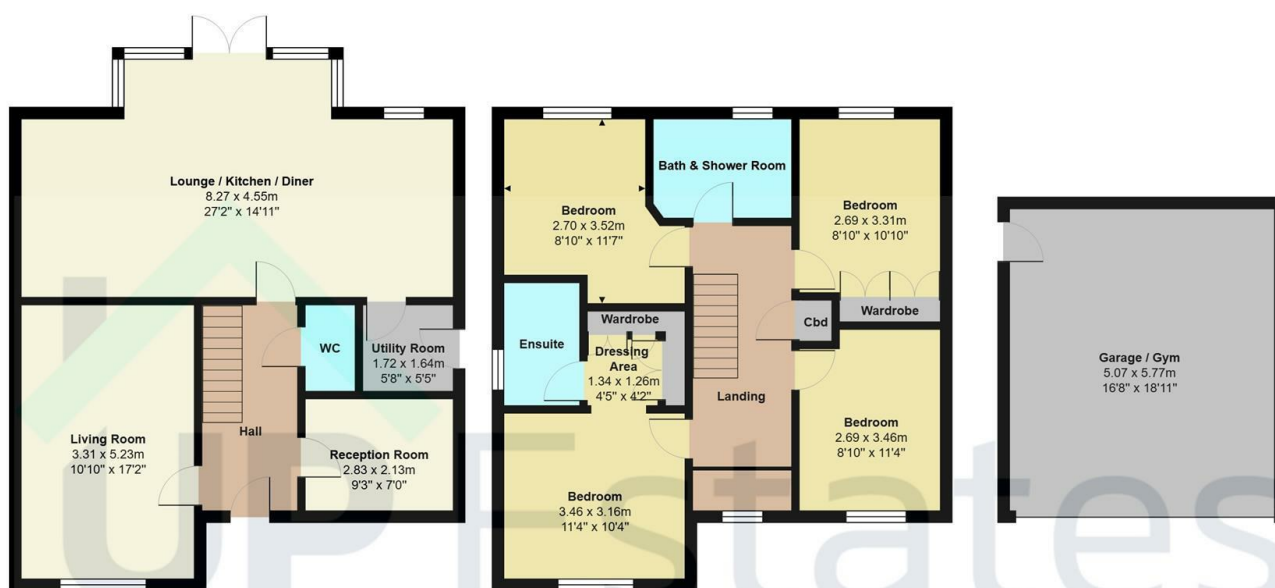
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Sunburst Drive, Nuneaton





Total Area: 138.0 m² ... 1485 ft² (excluding garage / gym)

All measurements are approximate and for display purposes only

CONTACT

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