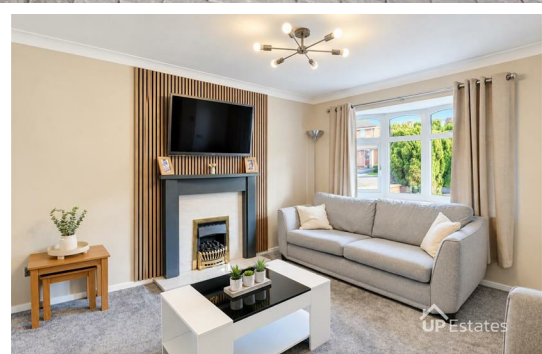




3 Bedroom House - Detached
located on Cambridge Drive,
Nuneaton
£290,000

UP Estates



****THREE BEDROOM DETACHED FAMILY HOME |
DEDICATED UTILITY ROOM AND GROUND FLOOR WC &
CONSERVATORY | PRIVATE REAR GARDEN | INTEGRAL
GARAGE & MULTI-CAR DRIVEWAY****

Situated on Cambridge Drive in Nuneaton, this well-proportioned three bedroom detached home offers a practical layout with excellent potential for family living. The property is ideally positioned close to local shops, schools and a range of everyday amenities.

The ground floor begins with a welcoming entrance hallway leading into the spacious living room, positioned to the front of the property which is a lovely spot to relax with the family. To the rear, the separate dining room provides a useful second reception space and opens directly into the bright and airy conservatory, creating a pleasant area overlooking the private rear garden. The kitchen sits adjacent to the dining room and offers a good range of fitted units, providing plenty of storage and workspace. From here, there is access to the convenient utility room, which also leads to the ground floor WC, adding further practicality to the accommodation.

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom benefits from built-in wardrobes, while the remaining bedrooms provide useful space for children, guests or home working. The bedrooms are served by the modern family bathroom, complete with a stylish walk-in shower.

Externally, the front of the property features a generous multi-car driveway providing ample parking and access to the integral garage, offering secure parking and additional storage. To the rear is a beautiful, private garden with a dedicated seating area, providing a pleasant space for outdoor dining and entertaining. With its generous accommodation, useful ground floor facilities, integral garage and private garden, this property would make an ideal family home and is well worth viewing.

£290,000

- THREE BEDROOM DETACHED FAMILY HOME
- SPACIOUS FRONT LIVING ROOM TO RELAX AND ENJOY
- SEPARATE DINING ROOM FOR FAMILY MEALS AND ENTERTAINING
- BRIGHT CONSERVATORY OVERLOOKING THE STUNNING GARDEN
- MODERN FITTED KITCHEN WITH AMPLE BUILT IN UNITS
- CONVENIENT UTILITY ROOM AND GROUND FLOOR WC
- PRINCIPLE BEDROOM WITH BUILT IN WARDROBES
- STYLISH FAMILY BATHROOM WITH WALK-IN SHOWER
- GENEROUS MULTI-CAR DRIVEWAY AND INTEGRAL GARAGE
- PRIVATE REAR GARDEN WITH LAWNED AND SEATING AREAS



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.





Cambridge Drive, Nuneaton





Total Area: 88.3 m² ... 950 ft² (excluding garage)

All measurements are approximate and for display purposes only

CONTACT

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