



**3 Bedroom House - Semi-Detached**  
**located on St. Nicolas Park Drive,**  
**Nuneaton**  
**Offers Over £325,000**

**UP Estates**



**\*\*EXTENDED SEMI DETACHED - THREE BEDROOMS - UPSTAIRS BATHROOM, SEPERATE WC + GROUND FLOOR WC - SOUTH WEST FACING REAR GARDEN - SOUGHT AFTER SCHOOL CATCHEMENT AREA FOR HIGHAM LANE & ST NICOLAS CofE PRIMARY SCHOOL\*\*** With an overall larger than average feeling to this lovely family home, one gets the benefit of an upstairs space that can be reconfigured to create a primary bedroom with ensuite (subject to the necessary building reg consents), and ground floor accommodation suited to modern, social family needs. The property has ample off road parking for multiple vehicles, an integral garage and a lovely, private rear garden which is south west facing. The internal accommodation features the benefits of a utility room, ground floor office and decent sized third bedroom. The open plan living kitchen diner is truly the heart of this home and with an island, bi-folding doors, space for dining table and lounge seating this is a wonderful space for entertaining and spending time with family whilst multi tasking! CHECK OUT THE FLOORPLAN to appreciate the accommodation on offer and give us a call to arrange your viewing today.

## Offers Over £325,000

- EXTENDED SEMI DETACHED
- THREE BEDROOMS
- IMPRESSIVE OPEN PLAN LIVING KITCHEN DINER
- DRIVEWAY & GARAGE PARKING
- SOUTH WEST FACING REAR GARDEN
- HIGHLY SOUGHT AFTER ST NICOLAS PARK LOCATION
- DOWNSTAIRS WC
- UPSTAIRS BATHROOM & SEPERATE WC
- DOWNSTAIRS OFFICE
- GREAT UPSTAIRS RE-CONFIGURATION POTENTIAL





### **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.





St. Nicolas Park Drive, St. Nicolas Park, Nuneaton





Total Area: 115.4 m<sup>2</sup> ... 1242 ft<sup>2</sup> (excluding wc)  
 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