



**3 Bedroom House - Detached**  
**located on Penzance Way, Nuneaton**  
**£315,000**

**UP Estates**

\*\*\*DETACHED HOME ON A GENEROUS CORNER PLOT | THREE BEDROOMS | SOUTH-WEST FACING GARDEN | GARAGE & CABIN WITH ELECTRICS | PRIME HORESTON GRANGE LOCATION\*\*\*

Positioned on a substantial corner plot in the highly regarded Horeston Grange development, this well-presented three-bedroom detached property offers a rare combination of generous outside space, internal flexibility, and exceptional potential to extend (STPP). The home is perfect for families and those looking to upsize in one of Nuneaton's most popular residential neighbourhoods.

Inside, the property comprises a welcoming living room, a bright and airy dining room, and a separate kitchen with garden views. There's internal access to the garage, which is equipped with electrics and offers potential for conversion. Upstairs are three good-sized bedrooms and a modern family bathroom.

The south-west facing rear garden is a standout feature—well landscaped and ideal for both relaxing and entertaining. The garden cabin, also fitted with electrics, provides a great space for a home office, gym, or hobby room. There's a front garden, driveway for two vehicles, and an attached garage offering secure parking or storage.

Located in Horeston Grange, the property is within walking distance of local amenities including Midland Road Co-op, local takeaways, and parks. Families benefit from proximity to Milby Primary School and Higham Lane School, both well-regarded in the area. The location also offers convenient access to Hinckley Road, A444, M6, and Nuneaton town centre, while being served by regular bus routes for easy travel into town.

This is a versatile and well-located detached home with fantastic outdoor space and future potential, perfect for buyers seeking long-term value in a thriving community.



£315,000

- DETACHED HOME ON A GENEROUS CORNER PLOT
- INCREDIBLE POTENTIAL TO EXTEND (STPP)
- BEAUTIFULLY MAINTAINED SOUTH-WEST FACING REAR GARDEN
- GARAGE & CABIN WITH ELECTRICS
- PRIME HORESTON GRANGE LOCATION
- BRIGHT LIVING ROOM AND SEPARATE DINING ROOM
- THREE WELL-PROPORTIONED BEDROOMS AND MODERN FAMILY BATHROOM
- SPACIOUS DRIVEWAY PLUS FRONT GARDEN AND GARAGE WITH ELECTRICS



### IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.





All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.



All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Penzance Way, Nuneaton





Total Area: 73.5 m<sup>2</sup> ... 792 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

## CONTACT

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