



**3 Bedroom House - Semi-Detached**  
**located on Alderbrook Drive,**  
**Nuneaton**  
**£274,000**

**UP Estates**

**\*\*THREE BEDROOM SEMI-DETACHED FAMILY HOME, QUIET CROWHILL RESIDENTIAL LOCATION WITH PRIVATE DRIVEWAY\*\***

This well-presented three-bedroom semi-detached home offers an excellent opportunity for growing families seeking generous living accommodation, a private garden and convenient off-road parking. The property welcomes you through an entrance porch, providing the perfect space for coats and shoes while helping to keep the main living areas organised and clutter-free. From here, you are led into the bright and spacious open-plan living and dining area, where large windows and French doors allow natural light to flood the space throughout the day. The living area is enhanced by a stylish wood-burner, creating a warm and inviting atmosphere that is ideal for relaxing during the colder months. The dining area enjoys direct access to the rear garden through French doors, seamlessly connecting indoor and outdoor living and making entertaining family and friends effortless. The kitchen offers a range of fitted units, providing ample storage and workspace, while also benefiting from pleasant views over the rear garden. Completing the ground floor is a versatile additional reception room, ideal for use as a home office, playroom or snug, alongside a useful storage area.

To the first floor, the property boasts two generous double bedrooms and a well-proportioned single bedroom, which benefits from a built-in storage cupboard. A contemporary family bathroom completes the accommodation. Externally, the property features a beautifully maintained rear garden with a patio area, providing the perfect setting for outdoor dining, entertaining and relaxation. To the front, a private driveway provides off-road parking for two vehicles. Offering flexible living space, practical family features and a desirable residential location, this fantastic home is ready to be enjoyed by its next owners.



£274,000

- THREE BEDROOM SEMI-DETACHED FAMILY HOME IN POPULAR RESIDENTIAL LOCATION
- BRIGHT AND SPACIOUS OPEN-PLAN LIVING AND DINING AREA
- LIVING ROOM WITH RUSTIC WOOD-BURNER AND DINING AREA WITH FRENCH DOORS OPENING ONTO THE REAR GARDEN
- FITTED KITCHEN WITH VIEWS TO THE REAR GARDEN
- VERSATILE ADDITIONAL RECEPTION ROOM/ HOME OFFICE WITH CONVENIENT STORAGE SPACE
- TWO GENEROUS DOUBLE BEDROOMS AND WELL PROPORTIONED SINGLE BEDROOM
- CONTEMPORARY FAMILY BATHROOM
- BEAUTIFULLY MAINTAINED GARDEN PERFECT FOR OUTDOOR RELAXING AND ENTERTAINING
- PRIVATE DRIVEWAY PROVIDING OFF ROAD PARKING FOR TWO VEHICLES
- EXCELLENT OPPORTUNITY FOR GROWING FAMILIES





### **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.



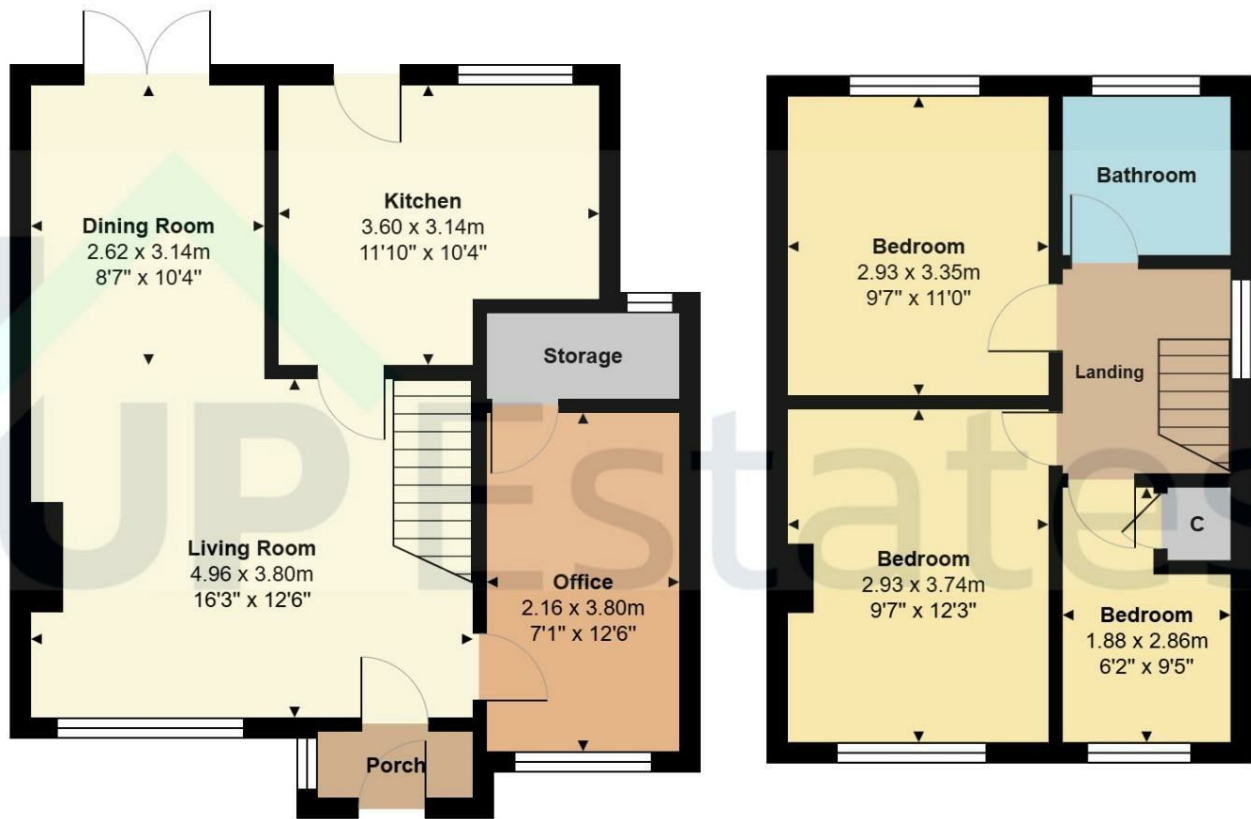
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Alderbrook Drive, Nuneaton





Total Area: 87.9 m<sup>2</sup> ... 946 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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