







4 Bedroom House - Detached

located on Milby Drive, Nuneaton

Offers Over £425,000

UP Estates

4

2

2

C

Offers Over £425,000

- FOUR BEDROOM DETACHED BUNGALOW
- SPACIOUS OPEN-PLAN LIVING AND DINING AREAS
- MODERN FITTED KITCHEN WITH PLENTY OF WORKTOPS AND BUILT IN UNITS
- PRINCIPLE BEDROOM WITH A PRIVATE ENSUITE AND WALK-IN WARDROBE
- FAMILY BATHROOM WITH A SEPARATE BATH AND SHOWER
- WELL PROPORTIONED BEDROOMS WITH BUILT IN WARDROBES
- BEAUTIFUL REAR GARDEN AND PATIO AREAS TO RELAX AND ENJOY
- PRIVATE DRIVEWAY OFFERING PLENTY OF OFF ROAD PARKING
- WITHIN THE CATCHMENT FOR HIGHLY REGARDED HIGHAM LANE SECONDARY SCHOOL
- HIGHLY DESIRABLE ST NICOLAS PARK LOCATION IN CV11

SPACIOUS FOUR BEDROOM DETACHED BUNGALOW | PRINCIPAL BEDROOM WITH ENSUITE & WALK-IN WARDROBE | OPEN-PLAN LIVING & DINING | HIGHLY DESIRABLE ST NICOLAS PARK LOCATION

Situated within the highly desirable St Nicolas Park area of CV11, this spacious and modern four bedroom detached bungalow offers well-planned accommodation with a particularly sociable open-plan living and dining arrangement. The property is also within the catchment area for the highly regarded Higham Lane Secondary School, with local shops and amenities close by and excellent road links towards Nuneaton Town Centre, the A5 and the M6.

The entrance hallway provides access to the principal bedroom suite, with the bedroom benefiting from its own private ensuite and useful walk-in wardrobe, creating a good degree of privacy from the remaining accommodation. The heart of the home is the generous open-plan living and dining space, spanning much of the rear of the property. The living room has a characterful feel and flows naturally into the dining area, with plenty of windows bringing in an abundance of natural light. French doors provide a pleasant connection onto the rear garden, making this a versatile space for both everyday living and entertaining. The modern kitchen is positioned to the side and provides a good range of built-in units together with plenty of worktop space and access to the side aspect.

Three further bedrooms are positioned off the central hallway and are served by the family bathroom, which is fitted with both a separate shower and bath, offering flexibility for different household needs. There is also useful storage provided by built-in wardrobes to two of the bedrooms.







Outside, the rear garden is accessed directly from the dining area, providing an additional outdoor space to enjoy especially during the warmer months. There is a generous private driveway to the front offering plenty of off road parking. Offering generous accommodation, four bedrooms and a well-connected location, this bungalow would suit a range of buyers looking for single-storey living in a popular Nuneaton setting.

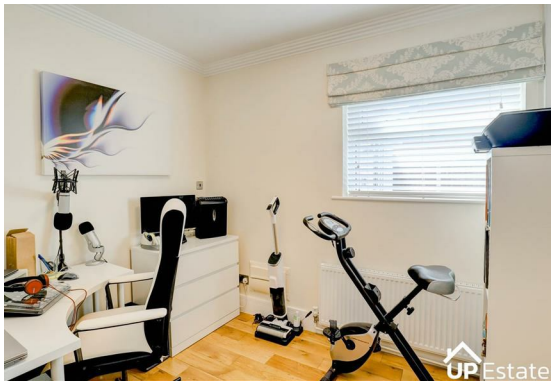
IMPORTANT NOTE TO PURCHASERS

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.



Milby Drive, Nuneaton





Total Area: 114.5 m² ... 1232 ft²

All measurements are approximate and for display purposes only

CONTACT

Up Estates,
11 Dugdale Street
Nuneaton
Warwickshire
CV11 5QJ

E: enquiries@upestates.co.uk
T: 024 7771 0790