







4 Bedroom House - Detached

located on Huntingdon Way, Nuneaton

£323,000

UP Estates

4

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£323,000

- FOUR BEDROOM DETACHED HOME
- ENSUITE TO MAIN BEDROOM
- LARGE WARDROBE SPACE
- SPACIOUS LIVING ROOM
- SEPARATE DINING ROOM
- CONSERVATORY
- KITCHEN & UTILITY ROOM
- DOWNSTAIRS WC
- DRIVEWAY FOR FIVE VEHICLES
- INTEGRAL GARAGE

FOUR BEDROOM DETACHED HOME | ENSUITE & LARGE WARDROBE SPACE | CONSERVATORY | DRIVEWAY FOR FIVE VEHICLES | INTEGRAL GARAGE

Located on Huntingdon Way in Nuneaton, this well-proportioned four bedroom detached home offers spacious accommodation throughout and is ideally positioned within walking distance of Stockingford Recreation Ground. The property is also close to Nuneaton Academy, local amenities and excellent transport links, making it a practical choice for families.

The ground floor comprises an entrance hall leading to a spacious living room, with a separate dining room providing an additional reception space. The conservatory overlooks the rear garden and provides a useful extension of the living accommodation. There is also a well-proportioned kitchen, separate utility room and downstairs WC.

Upstairs, the property offers four bedrooms, with the main bedroom benefiting from an ensuite shower room and large wardrobe space. The three further bedrooms are well proportioned and are served by a family bathroom.

Externally, the property benefits from a spacious and well-maintained, low-maintenance rear garden. To the front is a generous driveway providing parking for up to five vehicles, along with access to the integral garage.







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.





Huntingdon Way, Nuneaton





Total Area: 122.9 m² ... 1323 ft²

All measurements are approximate and for display purposes only

CONTACT

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