







4 Bedroom House - Detached

located on Rockingham Drive, Nuneaton

£350,000

UP Estates

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£350,000

- FOUR BEDROOM DETACHED FAMILY HOME
- HIGHLY SOUGHT AFTER CV11 LOCATION
- BRIGHT AND AIRY LIVING ROOM TO RELAX AND ENJOY
- OPEN-PLAN KITCHEN/ DINER PERFECT FOR FAMILY LIFE AND ENTERTAINING
- SEPARATE UTILITY ROOM AND GROUND FLOOR WC ADDING CONVENIENCE
- PRINCIPLE BEDROOM WITH BUILT IN WARDROBES AND PRIVATE EN-SUITE SHOWER ROOM
- SINGLE GARAGE WITH MULTI-CAR DRIVEWAY
- PRIVATE REAR GARDEN WITH LAWN AND PATIO AREAS
- EXCELLENT ACCESS TO A444, M6 AND M69 FOR WORK COMMUTES
- CLOSE TO LOCAL SHOPS, SCHOOLS AND A RANGE OF AMENITIES

FOUR BEDROOM DETACHED FAMILY HOME | POPULAR CV11 LOCATION | OPEN PLAN KITCHEN/DINER | ENSUITE | GARAGE & MULTI-CAR DRIVEWAY

Situated within a popular residential area of Nuneaton and the highly sought-after CV11 postcode, this well-proportioned four bedroom detached family home offers spacious accommodation, a mature rear garden, garage and driveway parking for multiple vehicles.

The property is entered via the hallway, with the ground floor providing a spacious living room, offering a comfortable space to relax. To the rear, the open-plan kitchen/diner provides an excellent setting for everyday family life and entertaining, with French doors opening directly onto the patio and mature rear garden. A separate utility room adds further practicality for a busy household, while a convenient ground floor WC completes the accommodation on this level. Upstairs, there are four well-proportioned bedrooms along with useful storage space and the family bathroom. The main bedroom further benefits from its own private ensuite shower room.

Externally, the property offers a private driveway providing off-parking for multiple vehicles and access to the generous single garage, ideal for secure parking or additional storage. The garage can also be accessed from the rear. The enclosed rear garden features a combination of lawn and patio areas, providing a pleasant space for family life, outdoor dining and entertaining.

Ideally positioned close to local shops, schools and everyday amenities, the property also benefits from excellent road links into Nuneaton Town Centre and also via the A444, leading towards the M6 and providing convenient access to Coventry, Birmingham and Leicester via the M69 for work commutes. A well-located and practical family home offering generous accommodation both inside and out, and one that must be viewed to appreciate all it has to offer.







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.





Rockingham Drive, Nuneaton





Total Area: 94.9 m² ... 1022 ft² (excluding garage)

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