







5 Bedroom House - Detached

located on Chichester Close, Nuneaton

£495,000

UP Estates

5

2

2

£495,000

- Five-bedroom detached family home
- Four spacious double bedrooms
- Principal bedroom with ensuite & built-in wardrobes
- Modern kitchen/breakfast room
- Spacious living room & separate dining room
- Utility room with garden & garage access
- Integral double garage with electric doors
- Downstairs WC & family bathroom
- Low-maintenance, well-maintained rear garden
- Quiet cul-de-sac with easy access to the A5

5 BEDROOM DETACHED HOME – DOUBLE GARAGE – ENSUITE – 5 BEDROOMS – QUIET CUL-DE-SAC LOCATION

UP Estates are pleased to present this well-maintained five-bedroom detached home situated within a quiet cul-de-sac in Nuneaton, offering spacious and versatile accommodation throughout. Ideally located with easy access to the A5, local amenities and excellent transport links, this property would make an excellent family home.

The ground floor comprises an entrance hall with downstairs WC, a spacious living room with double doors opening into a generous dining room overlooking the rear garden. The modern kitchen/breakfast room provides a practical family space and leads into a separate utility room, which benefits from garden access and internal access to the integral double garage, complete with electric garage doors.

Upstairs, the property offers four spacious double bedrooms and a well-proportioned fifth bedroom, making the accommodation ideal for a growing family or those requiring additional home office space. The principal bedroom benefits from built-in wardrobes and an ensuite, while there is also a modern family bathroom.

Externally, the property continues to impress with a well-maintained, low-maintenance rear garden. To the front is a driveway providing parking for multiple vehicles and access to the integral double garage. The property also benefits from a fully serviced alarm system.







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.





Chichester Close, Nuneaton





Total Area: 183.2 m² ... 1972 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