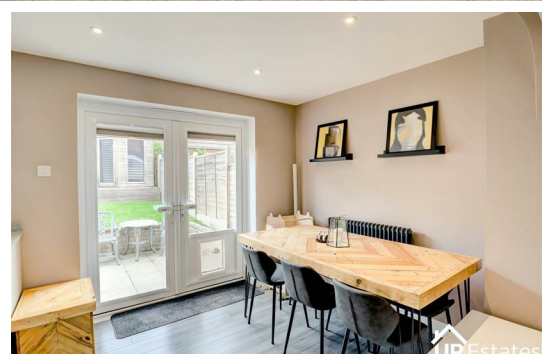




3 Bedroom House - Semi-Detached
located on Hawthorn Way, Nuneaton
£265,000

UP Estates



****THREE BEDROOM SEMI-DETACHED HOME | OPEN PLAN KITCHEN/DINER | PRINCIPLE BEDROOM WITH PRIVATE ENSUITE & BUILT-IN WARDROBES | GARAGE & DRIVEWAY****

Situated within a quiet residential setting in Hartshill, this well-proportioned three bedroom semi-detached home offers well-planned accommodation, excellent entertaining space and a good-sized multi-level rear garden. Local shops, schools and a range of amenities are all within walking distance, including the ever popular Triple 'A' Foodhall.

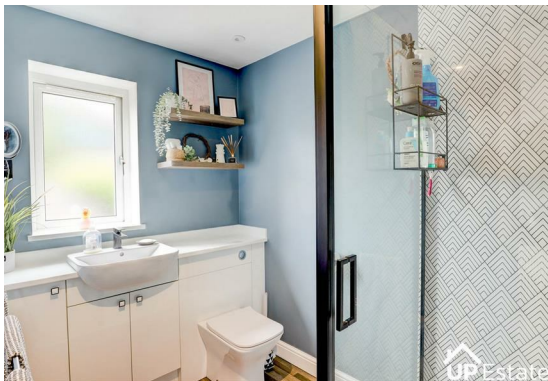
The property is entered via a useful entrance hall, leading through into the spacious living room, providing a comfortable space to relax and unwind. To the rear is the open-plan kitchen/diner, creating a sociable heart to the home and an ideal space for hosting family and friends. The kitchen is well equipped with a range of cabinets and work surfaces, together with an integrated oven and hob. French doors open directly onto the rear garden, making the space particularly useful during the warmer months. To the first floor are three good-sized bedrooms. The principal bedroom benefits from built-in wardrobes and its own stylish en-suite shower room, while the remaining bedrooms are served by the contemporary family bathroom. A useful airing cupboard provides additional storage.

Outside, the rear garden has been thoughtfully arranged over multiple-levels, with an initial patio area providing space for outdoor dining, leading onto a lawned area and then a raised decking area complete with a bar cabin – an excellent setup for summer entertaining. The property also benefits from an integral garage, ideal for secure parking a smaller vehicle and or providing useful additional storage, alongside a private front driveway offering off-road parking for two vehicles. Property also comes equipped with a useful EV Charge Point for electric and hybrid vehicles owners to the side of the garage. Don't wait, book your viewing now to fully appreciate all this home has to offer!

£265,000

- THREE BEDROOM SEMI-DETACHED HOME
- SPACIOUS LIVING ROOM TO RELAX AND ENJOY
- MODERN OPEN-PLAN KITCHEN/ DINER WITH FRENCH DOORS OPENING OUT TO THE GARDEN
- PRINCIPLE BEDROOM EQUIPPED WITH ITS OWN PRIVATE EN-SUITE AND BUILT IN WARDROBES
- CONTEMPORARY FAMILY BATHROOM
- MULTIPLE LEVEL REAR GARDEN WITH ITS OWN BAR CABIN TO ENJOY DURING THE SUMMER
- INTEGRAL GARAGE FOR SECURE PARKING AND ADDITIONAL STORAGE OPTIONS
- PRIVATE DRIVEWAY TO THE FRONT FOR TWO VEHICLES WITH AN EV CHARGE POINT TO THE SIDE OF THE GARAGE
- LOCAL SHOPS, SCHOOLS AND A RANGE OF AMENITIES ARE WITHIN WALKING DISTANCE
- MUST CHECK-OUT THE TRIPLE 'A' FOODHALL, NOT TO BE MISSED!





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.





Hawthorn Way, Hartshill, Nuneaton





Total Area: 76.2 m² ... 821 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

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