

3 Bedroom House - Detached
located on The Long Shoot,
Nuneaton
£425,000





3



1



2



£425,000

- THREE BEDROOM DETACHED FAMILY HOME
- HIGHLY SOUGHT AFTER CV11 LOCATION
- BRIGHT AND SPACIOUS ENTRANCE HALLWAY
- GENEROUS LIVING ROOM WITH LARGE BOW WINDOW
- OPEN-PLAN KITCHEN/ DINING AREA WITH ISLAND
- RUSTIC WOOD BURNER AND TWO SKYLIGHTS
- CONSERVATORY WITH FRENCH DOORS TO THE REAR GARDEN
- MODERN FAMILY BATHROOM WITH FREESTANDING BATH AND WALK-IN SHOWER
- PRIVATE DRIVEWAY FOR MULTIPLE VEHICLES
- LARGE REAR GARDEN WITH VERSATILE GARDEN ROOM

Three Bedroom Detached Home - Situated on The Long Shoot in the highly sought-after CV11 postcode of Nuneaton, this beautifully presented three-bedroom detached home offers spacious and versatile accommodation, perfect for modern family living.

Upon entering, you are welcomed into a bright and spacious entrance hallway, complete with a porch and useful storage area. To the front of the property, the bright and airy living room provides the perfect space to relax and unwind, with a large bow window allowing natural light to flood the room.

To the rear of the home, the impressive open-plan kitchen and dining area forms the heart of the property. Featuring a rustic wood burner, stylish kitchen island and two stunning skylights, this space is ideal for both everyday family life and entertaining guests. The kitchen offers ample worktop space and a generous range of fitted units, creating a practical and sociable cooking environment. Leading from the kitchen is a well-proportioned conservatory with French doors opening onto the rear garden and patio area, seamlessly blending indoor and outdoor living. The ground floor is further complemented by a convenient WC, Utility room and cloak room. To the first floor, the property boasts three well-sized bedrooms and a modern family bathroom. The modern bathroom suite features a beautiful freestanding bath alongside a separate walk-in shower, offering both style and functionality.

Externally, the home benefits from a private driveway providing off-road parking for multiple vehicles. The generous rear garden offers excellent outdoor space, complete with a versatile garden room to the rear — currently utilised as a bar area, with fantastic potential for use as a home office, gym, studio or additional storage. With local shops, reputable schools and amenities just a short drive away, this superb property presents a fantastic opportunity for families looking to settle in a desirable and convenient location.





UP Estates



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.

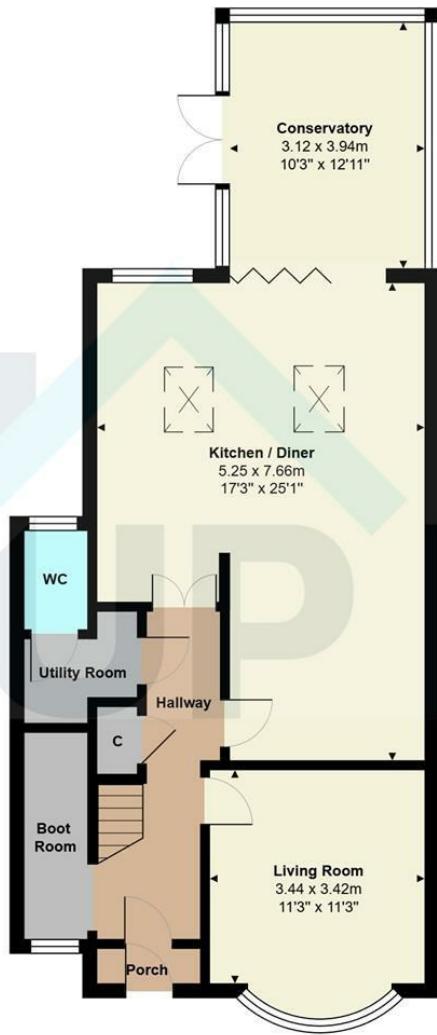
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





The Long Shoot, Nuneaton





Total Area: 128.4 m² ... 1382 ft² (excluding garden room, store)

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