



**5 Bedroom House - Detached**  
**located on Doverton Close,**  
**Nuneaton**  
**£625,000**

**UP Estates**

**\*\*Stunning Five Bedroom Detached Family Home with Double Garage – Sought After CV11 Location - situated within a quiet residential area, this beautifully presented and extended five bedroom detached home offers exceptional living space arranged over three floors, perfect for modern family life.\*\***



The ground floor has been thoughtfully extended to create a superb open-plan kitchen, dining and living area. This impressive space forms the true heart of the home, featuring striking bi-fold doors opening onto the rear garden and a large sky lantern that floods the room with natural light. Ideal for entertaining friends and family, this contemporary living space perfectly blends style and practicality. In addition, there is a separate living room providing a cosy retreat for quieter evenings, along with a convenient downstairs WC and a separate utility room — adding both luxury and functionality to the layout.

The first floor comprises four well-proportioned bedrooms, a modern family bathroom, and an en-suite shower room serving one of the bedrooms — ideal for guests or older children. Occupying the entire top floor is the impressive principal bedroom suite, complete with extensive built-in wardrobes and storage. It also benefits from a generous en-suite bathroom featuring both a bath and a standalone shower.

Externally, the property continues to impress with a good-sized rear garden and patio area — perfect for outdoor dining, family activities, and enjoying long summer days. The double garage benefits from electricity and provides secure parking and additional storage space. There is also off-road parking in front of the garage for two vehicles. This outstanding family home is ideally located close to well-regarded schools including Higham Lane Secondary School, with local amenities just a short drive away such as The Acorn Pub and Co-op Food.

Early viewing is highly recommended to fully appreciate the space, quality and location this superb home has to offer.

**£625,000**

- FIVE BEDROOM DETACHED FAMILY HOME
- STUNNING OPEN-PLAN KITCHEN, DINING AND LIVING AREA
- BI-FOLD DOORS AND LARGE SKY LANTERN
- UTILITY ROOM AND DOWNSTAIRS WC
- IMPRESSIVE TOP FLOOR SUITE WITH LARGE EN-SUITE
- GOOD SIZED REAR GARDEN WITH PATIO AREA
- DOUBLE GARAGE WITH ELECTRICITY OFFERING EXTRA STORAGE AND SECURE PARKING
- DRIVEWAY PARKING FOR TWO CARS
- HIGHLY SOUGHT AFTER CV11 POSTCODE
- CLOSE TO HIGHAM LANE SECONDARY SCHOOL AND LOCAL AMENITIES





### **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.





Doverton Close, Nuneaton





Total Area: 183.6 m<sup>2</sup> ... 1976 ft<sup>2</sup> (excluding garage)  
 All measurements are approximate and for display purposes only

## CONTACT

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