



**4 Bedroom House - Detached**  
**located on Chaytor Drive, Nuneaton**  
**Offers Over £350,000**

**UP Estates**





**\*\*Welcome to this beautifully presented four-bedroom detached family home located in the popular Chapel End Area. It offers a generous living space, modern conveniences and a flexible layout ideal for families and home-workers alike, this property is perfect for those seeking comfort, practicality and room to grow.\*\***

Upon entering, you are greeted by a spacious living room, ideal for relaxing or entertaining. A separate reception room opening into a large conservatory, providing an excellent additional living area with views over the rear garden. The well-appointed kitchen offers abundant built-in units and worktop space, creating a practical cooking environment. Completing the ground floor is a separate utility room, a dedicated office space, and a convenient downstairs WC. Upstairs, the home features four well-proportioned bedrooms, some with built-in storage, alongside a modern family bathroom. The main bedroom benefits from its own en-suite, adding an extra touch of comfort and privacy.

Externally, the property boasts a private rear garden, ideal for outdoor dining or children's play, and a private driveway with space for up to two vehicles leading to a single garage, offering additional secure parking and valuable storage space. This property is ideally located with local schools, amenities and shops close by including the notable Triple 'A' Foodhall! This delightful home is the perfect blend of space, function and comfort — early viewing is highly recommended.

## Offers Over £350,000

- ATTRACTIVE FOUR BEDROOM DETACHED FAMILY HOME
- LARGE CONSERVATORY OVERLOOK THE REAR GARDEN
- GENEROUS KITCHEN WITH BUILT IN STORAGE UNITS
- UTILITY ROOM AND DEDICATED OFFICE SPACE
- DOWNSTAIRS WC FOR ADDED CONVENIENCE
- MAIN BEDROOM WITH EN-SUITE
- DRIVEWAY PARKING FOR TWO VEHICLES
- SINGLE GARAGE OFFERING SECURE PARKING AND EXTRA STORAGE
- CLOSE TO LOCAL SCHOOLS, AMENITIES AND SHOPS
- HARTSHILL HAYES COUNTRY PARK A SHORT DRIVE AWAY





### 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.







Chaytor Drive, Nuneaton





## CONTACT

Up Estates,  
11 Dugdale Street  
Nuneaton  
Warwickshire  
CV11 5QJ

E: [enquiries@upestates.co.uk](mailto:enquiries@upestates.co.uk)  
T: 024 7771 0790

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