



**4 Bedroom House - Detached**  
**located on Hidcote Close, Nuneaton**  
**Offers Over £400,000**

 **UP Estates**



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## Offers Over £400,000

- Fantastic Detached Family Home
- Excellent Corner Plot
- Circa 1900 sq ft in all!
- Four Bedrooms (One En-Suite)
- Double Garage with full width electric door
- Front & Rear Lovely Gardens
- Impressive Reception Hallway
- Refitted Spacious Breakfast Dining Kitchen
- Ground Floor Study Reception Room
- Good Specification Throughout in Sought After Location

\*\*FANTASTIC PLOT ON MAPLE PARK - SPACIOUS DETACHED RESIDENCE OF CIRCA 1,900 SQ FT IN ALL - DOUBLE GARAGE WITH ELECTRIC DOOR - FRONT AND REAR WELL MAINTAINED GARDENS - EXCELLENT LOCATION NEARBY TO NUNEATON TOWN CENTRE & A444 & M6 ROAD NETWORK\*\* Opportunity knocks if you are seeking a property ready to move into, with spacious living accommodation throughout, and a most enviable plot position on the very sought after Maple Park area of Nuneaton, benefitting from gardens front and rear, and parking for multiple vehicles via driveway & garage parking.

This property must be viewed to appreciate the accommodation on offer, and features contemporary living by having the ground floor study reception room, not at the expense of an upstairs bedroom. There are a host of nearby amenities including shops, restaurants, schools and road links to the M6 motorway network, Nuneaton & Leicestershire. The Breakfast Dining Kitchen offers ample storage, and was taken from the premium range which gives the room an executive feel with the centralised breakfast bar being the focal point of the home. Do CHECK OUT THE FLOORPLAN to see the clever way this home flows, offering flexibility in having zoned off sections of the home, or indeed opening the rooms up to connect and flow together. Call us now to arrange your viewing!

### PROPERTY INFORMATION SUMMARY

Council Tax Band: E

Local Authority: Nuneaton & Bedworth

Tenure: Freehold

Maintenance or Service Charges: N/A

EPC Certificate Rating: C

Approx. Total Floor Area: 1907.00 sqft

Heating System: Gas Central Heating

Boiler Age: 1997

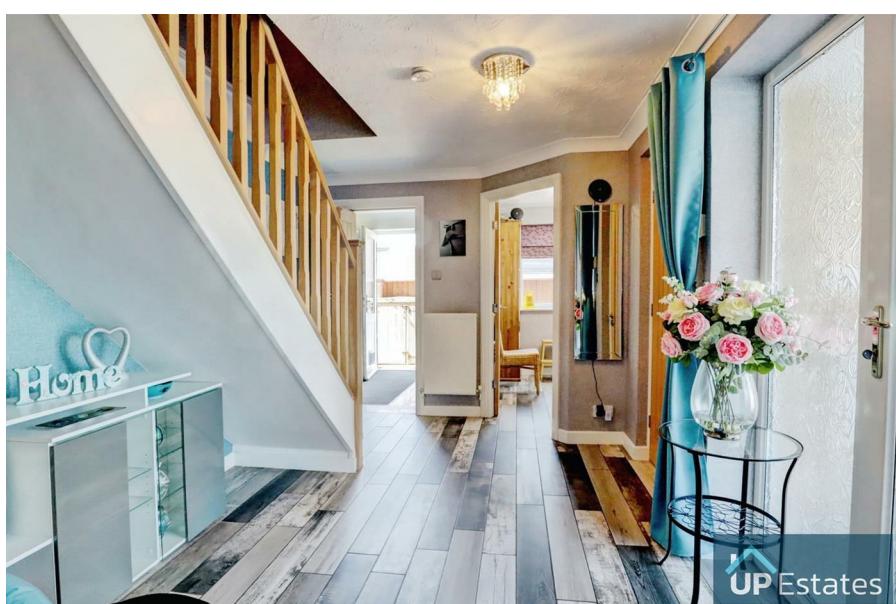
Consumer Unit/ Fuse Box Location: Downstairs WC

### IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers





only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contact through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.







Hidcote Close, Nuneaton





Total Area inc Double Garage 177.2 m<sup>2</sup> ... 1907 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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