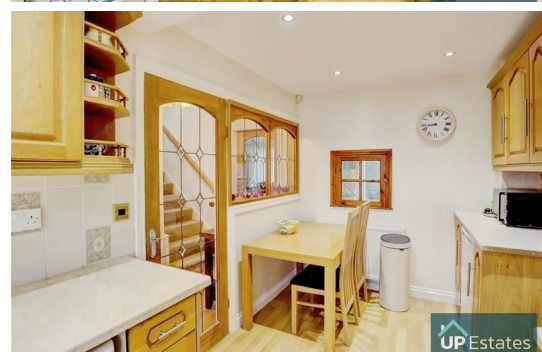




3 Bedroom House - Detached
located on Chetwynd Drive,
Nuneaton
£300,000

UP Estates



****Three Bedroom Detached Home situated in the highly sought-after area of Whitestone, this beautifully presented three-bedroom detached home on Chetwynd Drive offers spacious, flexible living in a prime family-friendly location.****

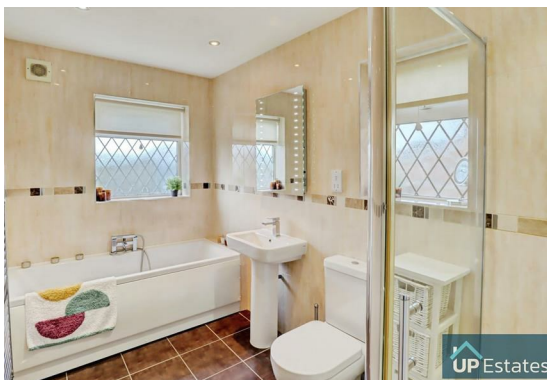
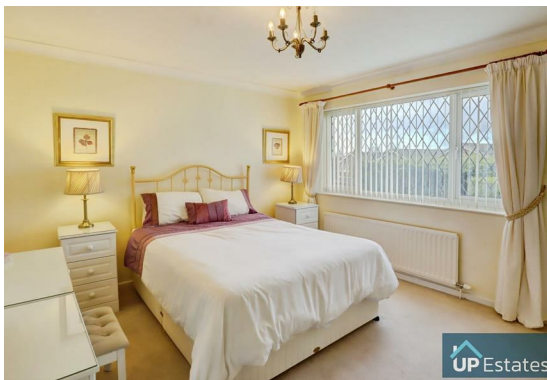
Upon entering the property, you are welcomed into the hallway leading to the kitchen featuring an abundance of built-in cupboards, ideal for those who love cooking or need ample storage. The large open-plan living and dining room provides a bright and airy atmosphere, enhanced by sliding patio doors that fill the space with natural light and offer direct access to the rear garden. The ground floor also benefits from a convenient downstairs WC and an additional storage cupboard. Upstairs, the home boasts three generously sized bedrooms, perfect for families or those needing extra space for guests or a home office. The family bathroom offers both bath and shower facilities for added convenience with the luxury of underfloor heating. Further storage cupboards upstairs provide enhanced practicality and a flexible lifestyle.

Externally, the property enjoys a good-sized rear garden with a patio, ideal for relaxing, socialising, or entertaining. To the front, a private driveway provides parking for two vehicles and leads to the single garage, offering further storage or secure parking options. Positioned close to local shops, amenities, good transport links, and reputable schools including Chetwynd Junior School, this is an excellent opportunity for buyers looking for a well-located, well-proportioned family home in one of Nuneaton's most desirable residential areas.

£300,000

- ATTRACTIVE THREE BEDROOM DETACHED HOME IN POPULAR WHITESTONE AREA
- LARGE OPEN PLAN LIVING/ DINING ROOM WITH SLIDING PATIO DOORS
- DOWNSTAIRS WC FOR ADDED CONVENIENCE
- LOVELY REAR GARDEN AND PATIO AREA
- FAMILY BATHROOM WITH UNDERFLOOR HEATING
- PRIVATE DRIVEWAY PARKING FOR TWO CARS
- SINGLE GARAGE FOR EXTRA STORAGE AND SECURE PARKING
- CLOSE TO LOCAL SHOPS, AMENITIES AND SCHOOLS
- EXCELLENT ROAD LINKS INTO NUNEATON TOWN CENTRE AND SURROUNDING AREAS





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.

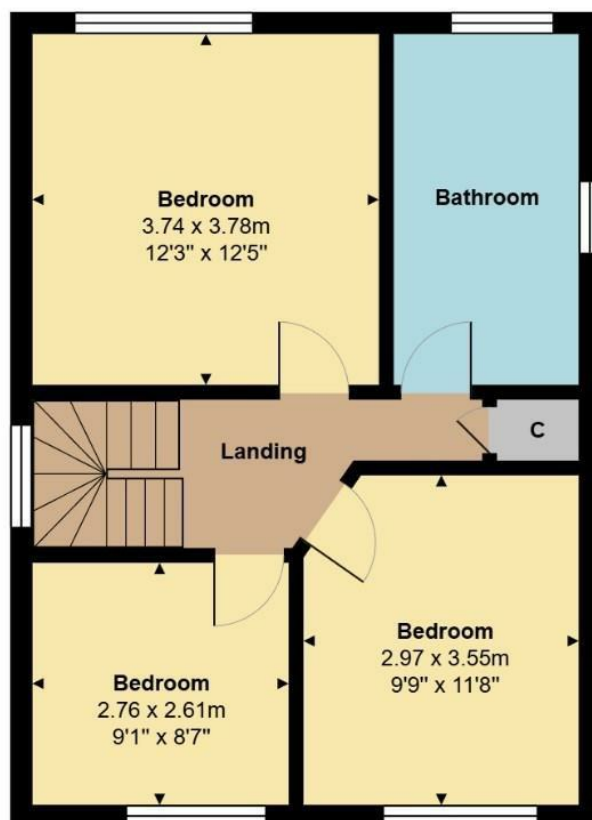
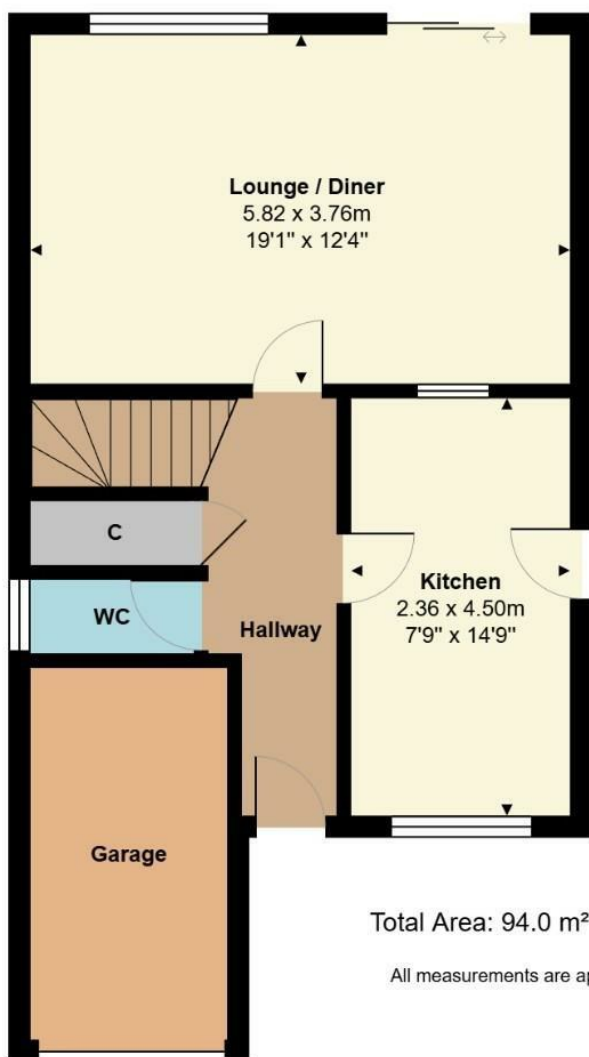
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Chetwynd Drive, Nuneaton





Total Area: 94.0 m² ... 1012 ft² (excluding garage)

All measurements are approximate and for display purposes only

CONTACT

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 **UP** Estates