



21 Milby Drive,  
Nuneaton,  
, CV11 6JR









£650,000

### GENERAL

An exceptional family house which has been remodelled and extended with exquisite style by the present owners. On the ground floor, there is a cleverly conceived open plan living area zoned for sitting, dining and cooking. It should be noted that there is also a superb fitted office. On the first floor there is a sumptuous master bedroom suite, three further bedrooms and a bathroom.

The gardens have been beautifully landscaped and the present owners have built a spectacular high spec contemporary insulated cabin which has been professionally fitted out as a bar perfect, for parties and entertaining. There is also a large integral tandem garage with power floated floor and a generous parking area.





## LOCATION

Nuneaton is a large market town in North Warwickshire. The town is famous as the birthplace of the Victorian novelist George Eliot, who lived there from 1819 to 1841. There is a street market which operates on Wednesdays and Fridays and continues to attract people from across the Midlands with its fresh produce and array of goods for sale. The Coventry Canal runs through the town and there are several beauty spots to visit in and around Nuneaton. The M1, M6, M40 and M69 are only a short drive away, while excellent rail services radiate across the country, offering fast services to London, Manchester, Birmingham, Leicester and Coventry to name but a few.

## THE HOUSE

The accommodation is arranged over two floors as follows. Porticoed front door opening into the main living area.

## CLOAKROOM

With traditional heated towel rail, low flush lavatory, wash hand basin.

## HOME OFFICE

9'6" x 7'9"

The home office is fitted with two knee hole desks and a comprehensive bank of file drawers and book shelving. The CCTV system is also discreetly housed in one of the cupboards. Central heating radiator.

## LIVING AREA

33'3" x 15'4"

The living area is zoned and can be used in multiple ways. Immediately to the left when entering the house there is a games area separated from the entrance area by a central fireplace with gas fire. The space then flows into the main sitting and dining areas which has a high vaulted ceiling giving a real feeling of space and has bifold doors open into the gardens. "Ambiance" flooring and central heating radiators.

## KITCHEN

26'4" x 10'7"

The kitchen is fitted with a range of base and wall cabinets with quartz work surfaces. There is a sink unit with a "Quooker" boiling tap, a wine fridge and integrated dishwasher. The Range style cooker boasts five gas burners, a double oven and grill. Bi fold doors open onto the garden and there is a door to the utility.

## UTILITY

7'9" x 5'10"

There are a generous range of fitted cupboards and plumbing for a washing machine.

## ON THE FIRST FLOOR

Stairs rise to a landing, opening off which are the bedrooms.

## MASTER BEDROOM

14'10" x 12'4"

The master bedroom overlooks the garden. It is a wonderful room which is accessed through a dressing area where there is a window seat and wardrobes. Central heating radiator. (First measurement extends to 22'8" )

## EN-SUITE

There is a a double sized shower enclosure, wash hand basin with Corian work top and mirror over, low flush lavatory, underfloor heating and a chrome ladder style towel rail.

## BEDROOM TWO

14' x 12'2"

A good sized double bedroom with fitted wardrobes that have sliding glass doors. Central heating radiator.

## BEDROOM THREE

11'8" x 9'8"

Double bedroom with central heating radiator. (Second measurement 11'8" into wardrobes).

## BEDROOM FOUR

14' x 8'4"

Overlooking the garden. There is a fitted wardrobe with knee hole dressing table. Central heating radiator.

## BATHROOM

Suite comprising a Spa bath, wash hand basin with light behind, double sized shower enclosure, low flush lavatory, chrome ladder style towel rail.





## OUTSIDE TO THE FRONT

A low wall runs along the front of the property. There is a block paved drive providing generous parking with a small artificial lawn to the front. Opening onto the drive is the integral garage.

## INTEGRAL GARAGE

37' x 14'1"

An excellent garage with power floated floor and Belfast sink. Central heating radiator.

## THE GARDEN


Immediately adjoining the house is a large terrace. Opening onto the terrace is the Bar making this a perfect space for big family parties. Steps rise from the terrace to the main lawn where a useful garden shed is sited.

## INSULATED CABIN/BAR

It is difficult to convey the sheer quality of this space.. There is a superb professionally fitted bar with oak counter and mirrored bottle tiers with LED uplighter and drink optic. There is sink with triple drinks fridge and a further single drinks fridge. There is also banquette seating and bi fold doors opening into the garden. Separate WC

## COUNCIL TAX

Nuneaton and Bedworth Council Tax Band E.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



























Ground Floor



1st Floor



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