



*A Unique Approach To  
Selling Homes.*

71 Lower Farm Way,  
Offers Over £375,000

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Are you looking for an extended new build property situated in a desirable location? This might be the one for you!

Upon entrance, you are welcomed by a pleasant hallway that has a guest restroom when you first walk in. To your right, you are greeted with a full length living room with Double French-style doors that open to the sun room/dining room/play room creating a lovely living area.

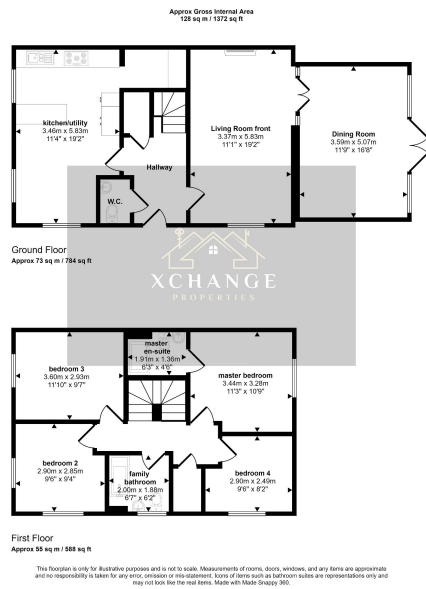
This home's focal point is the enticing open-plan kitchen/diner, which is the epicenter of contemporary living. This room is filled with contemporary charm, including sleek modern units that are accentuated by beautiful work surfaces. Its practicality is enhanced by the presence of a useful utility area, the kitchen creates a welcoming area for a relaxed dining experiences.

Climbing to the first level, you'll find the master bedroom equipped with an opulent, contemporary en suite that provides a personal haven. The upper level is finished with three further bedrooms and a family bathroom with modern fixtures, not to mention a loft space which is fully boarded for your extra storage.

Outside, a paved patio area connects to the grass, which is walled and fenced and offers peace and tranquility. A driveway allows off-road parking and leads to the garage.

Nuneaton is a bustling market town with a rich history and contemporary amenities that is tucked away in the centre of Warwickshire. Wednesdays and Saturdays are market days, when the town's busy centre come alive with activity and provide a wide variety of products and items to both locals and tourists. Being the birthplace of renowned writer George Eliot, whose influence continues to enhance the town's cultural legacy, Nuneaton notably has a strong literary ties. Nuneaton is ideally situated next to important highways, such as the M6, M69, and M42. This makes it an easy place for commuters and tourists to access the Midlands. Accessibility is further improved by the nearby train and bus stations, which provide easy access to London and other destinations for both locals and visitors.





- Large Single Storey Sun Room To Side!
- Off Road Parking & Single Garage
- Master Bedroom With En-Suite
- Excellent Transport Links To Birmingham & London
- EPC - B
- Built in 2017 By Taylor Wimpey - 3 Years NHBC Warranty Remain
- Open Plan Kitchen With Built In Appliances & Utility Room
- Four Well Proportioned Bedrooms
- Popular & Quiet Location On The Outskirts Of Nuneaton
- Nuneaton & Bedworth Council

