



Connells

Gilliflower Way
Nuneaton



Property Description

Positioned on a desirable modern development in the ever-popular area, offers a superb opportunity to own a stylish and well-maintained four-bedroom detached home, perfect for families, professionals, or those looking to upscale.

Step inside and discover a welcoming entrance hall, a spacious sitting room filled with natural light, and a sleek open-plan kitchen/dining area with integrated appliances and French doors leading out to the rear garden. Upstairs, there are four generously sized bedrooms, including a master with ensuite, and a well-appointed family bathroom.

The private rear garden offers a great space for entertaining or relaxing, while the front of the property benefits from a driveway and garage for off-road parking.

Situated in a sought-after, family-friendly neighbourhood. Close to local schools, amenities, and green open spaces. Excellent access to A5, M69, and Nuneaton town centre.

This modern home combines contemporary living with a convenient location - making it a must-see for any discerning buyer.

Contact us now to arrange your viewing - this one won't be around for long!

Ground Floor

Cloakroom

5' 5" x 3' (1.65m x 0.91m)

With laminate flooring, hand wash basin, extractor fan and toilet.

Lounge

17' 2" x 11' (5.23m x 3.35m)

With carpet floor, TV points, radiator and bay-window to the front.

Study/Home Office

6' 9" x 8' 7" (2.06m x 2.62m)

With carpet floor, internet point, radiator and window to the front.

Open Plan Kitchen/Dining Area

26' 11" x 14' 9" (8.20m x 4.50m)

Spacious space with fully fitted kitchen area with integrated appliance and kitchen island. Dining area full of natural light. With an access to utility room and patio doors to the rear garden.

Utility Room

5' 3" x 5' 9" (1.60m x 1.75m)

With plumbing for washing machine and tumble dryer.

First Floor

Bedroom 1

11' x 10' 7" (3.35m x 3.23m)

With carpet floor, TV & internet points, dressing area and shower en-suite. With window to the front.

Dressing Area

6' 1" x 5' 3" (1.85m x 1.60m)

With fitted wardrobes.

En-Suite

7' 6" x 4' 10" (2.29m x 1.47m)

Walk-in double unit shower, wash hand basin, extractor fan and toilet.

Bedroom 2

12' 11" x 8' 9" (3.94m x 2.67m)

With carpet floor, radiator, TV point and window to the rear.

Bedroom 3

11' 3" x 11' 9" (3.43m x 3.58m)

With carpet floor, radiator and window to the rear.

Bedroom 4

11' 3" x 8' 8" (3.43m x 2.64m)

With carpet floor, radiator and window to the front.

Bathroom

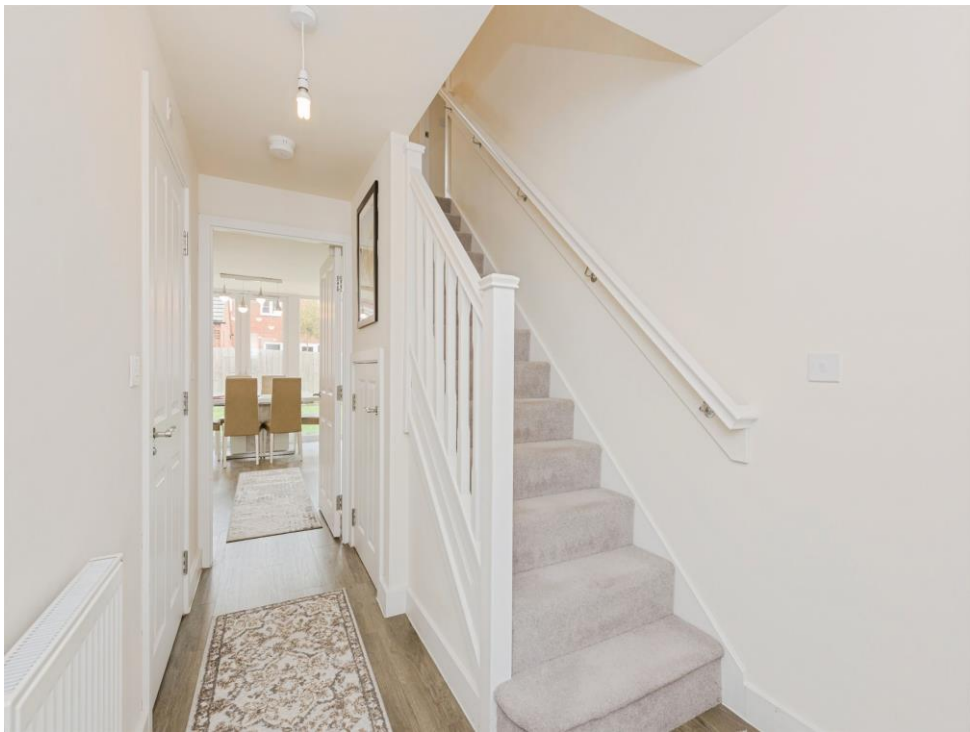
8' 10" x 6' 8" (2.69m x 2.03m)

With fitted bath, separate shower unit, wash hand basin, extractor fan and frosted window to the rear.

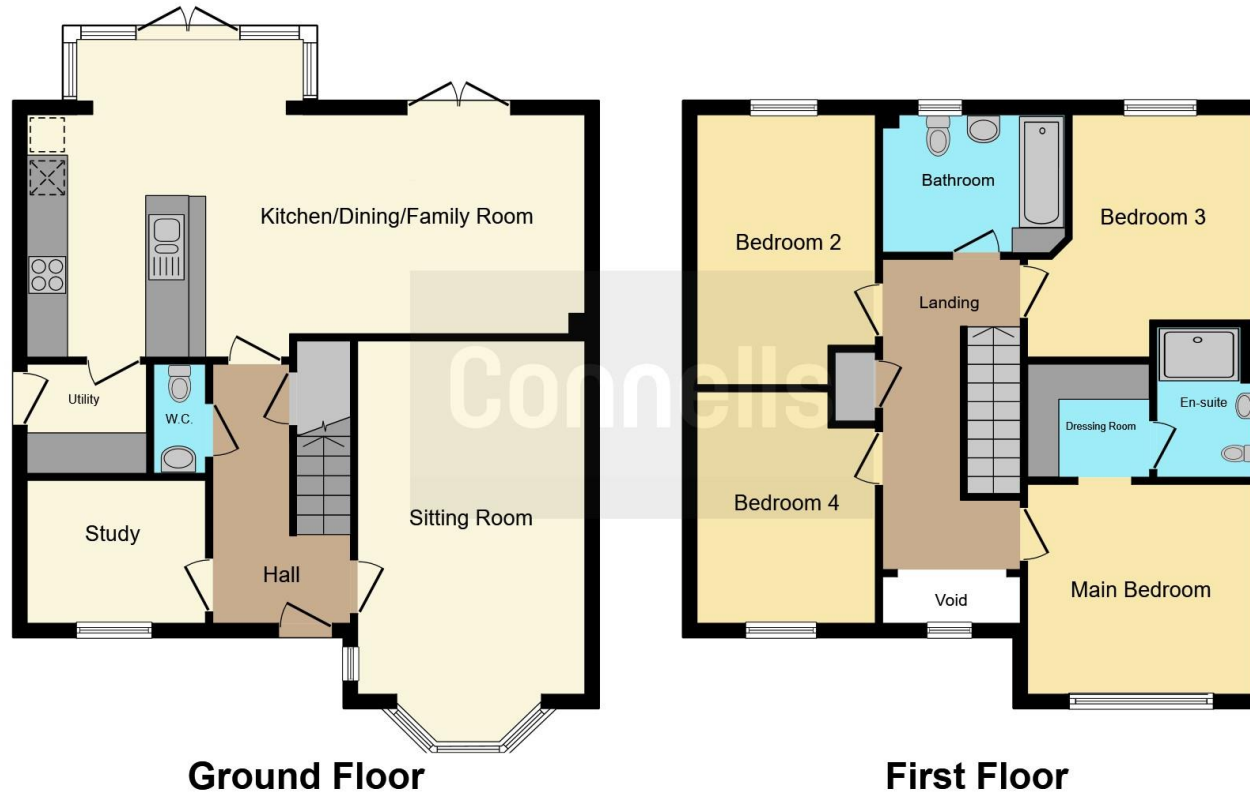
Outside

Fully enclosed rear garden with gated side access, laid to lawn with slabbed patio area having a tap and electric supply. Additional features include a single garage (lighting + power) with driveway providing 3 extra spaces. And low-maintained front garden.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: B Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/HIN313224



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