



Connells

Shillingstone Drive
Nuneaton



Property Description

Available with NO UPWARD CHAIN, is this modern and much improved detached property situated on a large corner plot and located in the highly sought after Heritage Park, Nuneaton. Having been refurbished to a high standard throughout with upgrades to the kitchen and bathroom, new flooring throughout and newly installed central heating boiler.

The accommodation briefly comprising to the ground floor of an entrance hallway, cloakroom, lounge with feature bay window, separate dining room and breakfast kitchen. To the first floor are four good sized bedrooms; bedroom one with en-suite shower room and fitted double wardrobe, bedroom two and three benefiting from a Jack and Jill en-suite shower room, and a further family bathroom. To the outside of the property is a large block paved driveway with hard standing for multiple vehicles and an integral garage further adding to the desirability of this property.

Entrance Hallway

14' 11" x 6' 5" (4.55m x 1.96m)

Having door to the front elevation, stairway off to first floor and giving access to the ground floor accommodation.

Cloakroom

4' 11" x 5' 2" (1.50m x 1.57m)

Having a white suite comprising vanity hand

wash basin and WC, extractor fan and radiator.

Lounge

18' into bay window x 11' 8" (5.49m into bay window x 3.56m)

Having feature fireplace with inset gas fire, two radiators, coving, wooden parquet flooring and UPVC double glazed bay window to the front elevation.

Dining Room

10' 4" x 9' 8" (3.15m x 2.95m)

Having continued wooden parquet flooring, radiator, coving and UPVC double glazed window to rear elevation overlooking the rear garden.

Breakfast Kitchen

16' 10" x 9' 9" (5.13m x 2.97m)

The breakfast kitchen has been refitted with a comprehensive range of fitted shaker style units comprising base units with cupboards and drawers, wall units; two having glazed fronts, larder unit and above fridge wine rack, working surface with integral sink and mixer tap, freestanding range style cooker with extractor hood above, american style fridge freezer with ice dispenser, integrated dishwasher and integrated microwave oven. Tiled splashback surround, ceiling spotlights, vertical radiator and UPVC door to the rear elevation leading into the rear garden.

First Floor Landing

11' 4" x 6' 10" (3.45m x 2.08m)

With carpet flooring, airing cupboard and giving access to the first floor accommodation.

Bedroom One

16' 1" x 11' 11" (4.90m x 3.63m)

Having built-in wardrobes, radiator, laminate wooden flooring and two UPVC double glazed windows to the front elevation. Access to the en-suite shower room.

En-Suite Shower Room

7' 10" x 4' 4" (2.39m x 1.32m)

A white suite comprising a shower cubicle, vanity hand wash basin and WC, part tiled walls, tiled flooring, heated towel rail and UPVC double glazed window to the side elevation.

Bedroom Two

12' 9" x 9' 9" (3.89m x 2.97m)

Having radiator, laminate wooden flooring and two UPVC double glazed windows to the front elevation. Access to the Jack & Jill en-suite shower room.

Bedroom Three

9' 8" x 8' 7" (2.95m x 2.62m)

Having radiator, laminate wooden flooring and UPVC double glazed window to the rear elevation. Access to the Jack & Jill en-suite shower room.

Jack & Jill Shower Room

7' 10" x 4' 4" (2.39m x 1.32m)

Serving bedrooms 2 & 3 and comprising a white suite with a shower cubicle, vanity hand wash basin and WC, part tiled walls, tiled flooring, heated towel radiator and UPVC double glazed window to the side elevation.

Bedroom Four

9' 3" x 7' 1" (2.82m x 2.16m)

Having built-in cupboard, radiator, laminate wooden flooring and UPVC double glazed window to the rear elevation.

Family Bathroom

6' x 6' 10" (1.83m x 2.08m)

A white suite comprising freestanding bath, vanity hand wash basin and WC, part tiled walls, tiled flooring, heated towel radiator and UPVC double glazed window to the rear elevation.

To The Outside

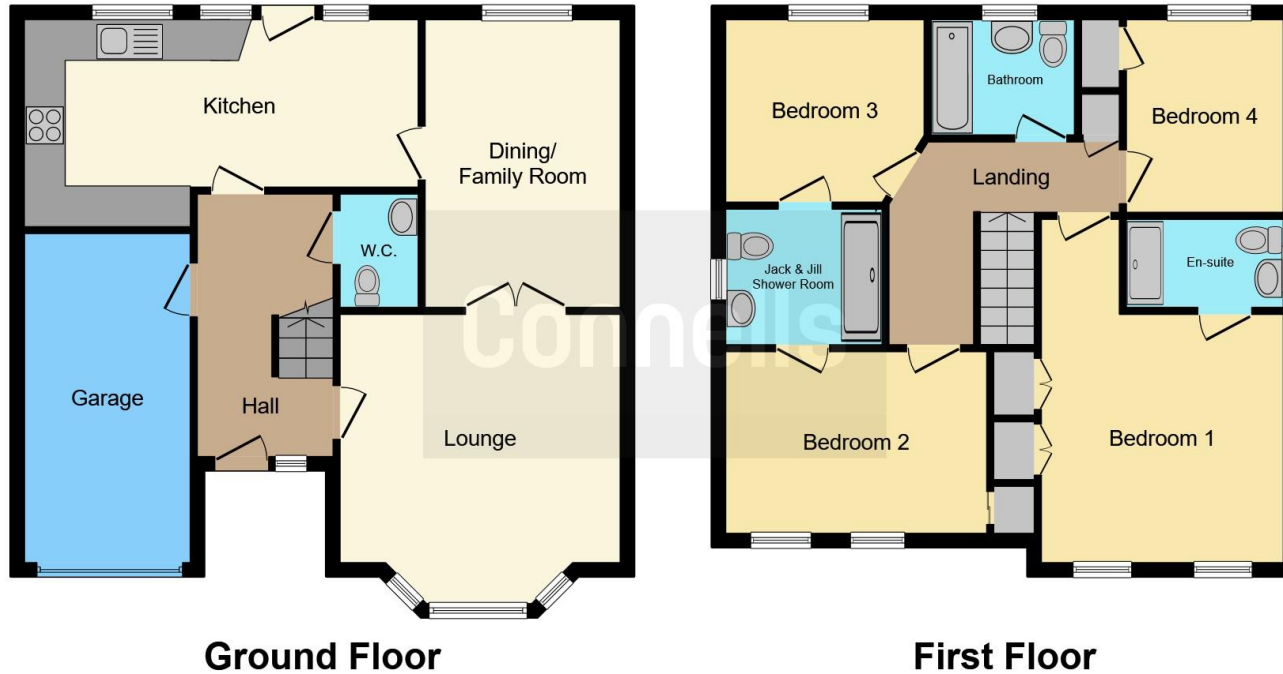
To the front of the property there is a large block paved driveway with hard standing for multiple vehicles and leading to an integral garage with up and over door. Gated side access to the rear garden.

The rear garden is private and enclosed with a combination of brick walling and fencing, with paved patio area and artificial lawn for easy maintenance.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: C

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Tenure: Freehold



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