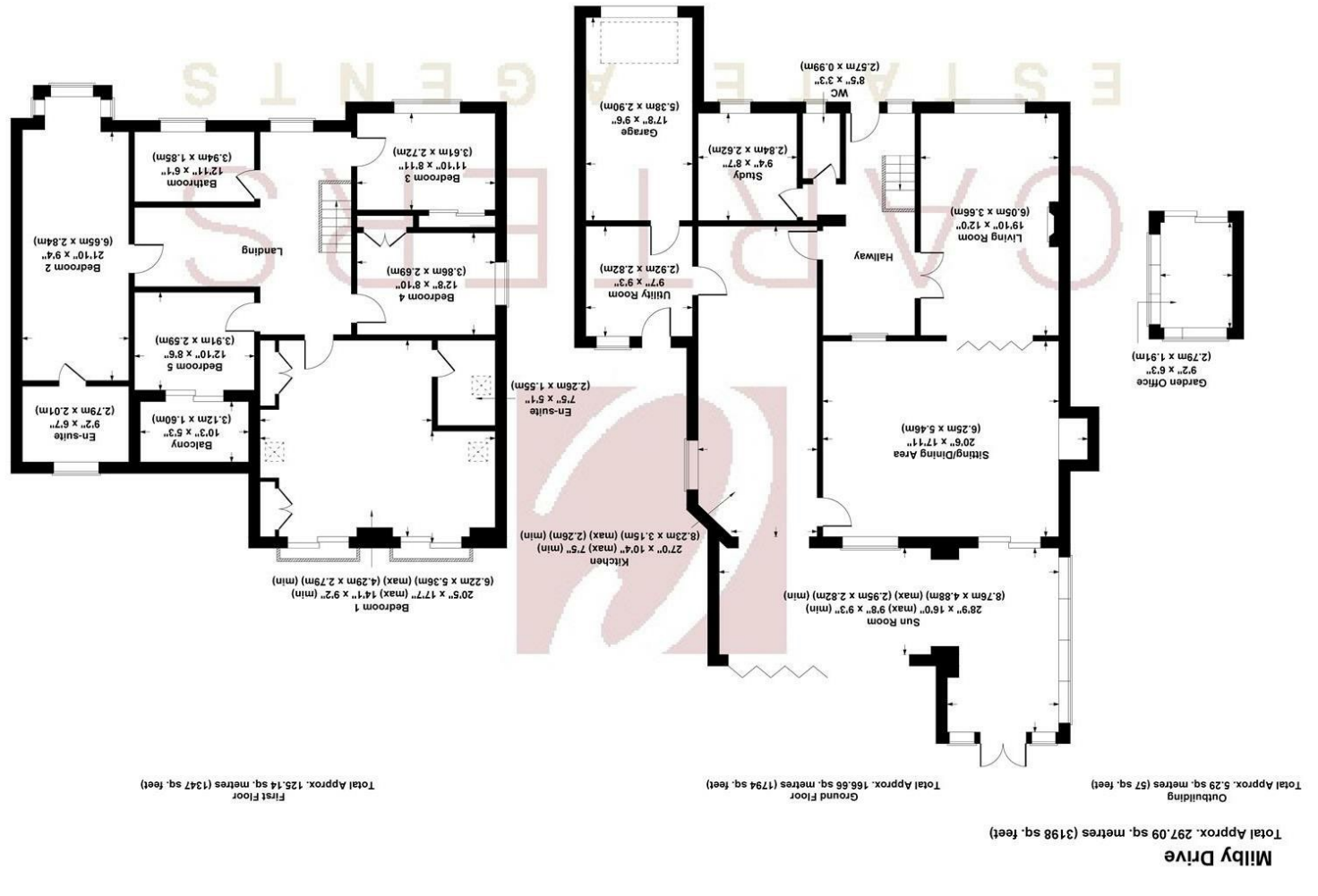




87 Milby Drive  
Nuneaton, CV11 6JR  
£695,000

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Floor Plan

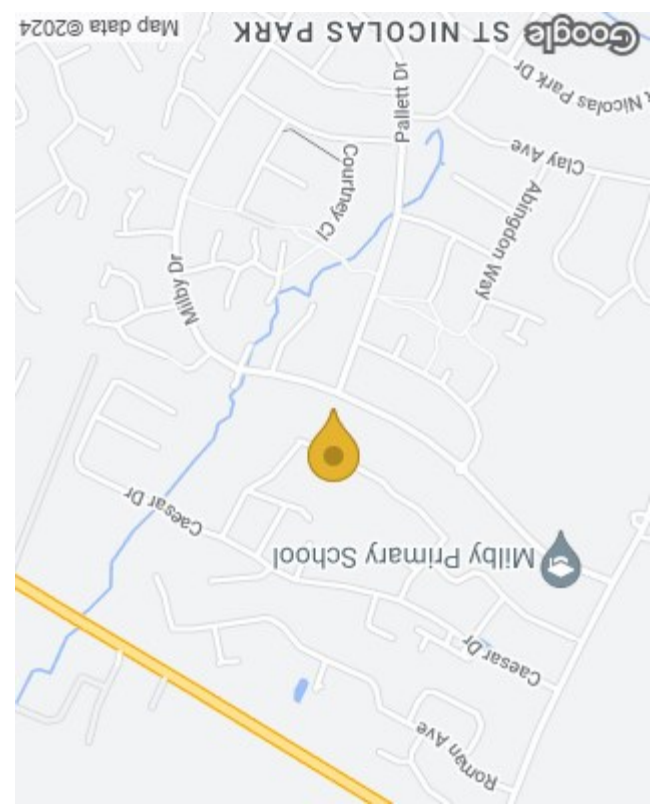
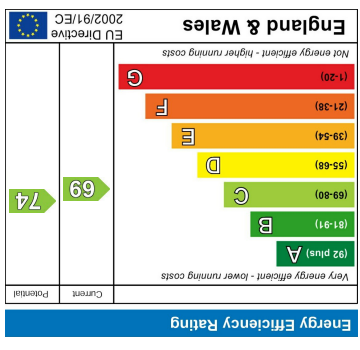


Not to Scale. Produced by The Plan Portal 2024  
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Please contact our Nuneaton Office on 02476 388863 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



Area Map



## 87 Milby Drive

Nuneaton, CV11 6JR

Prepare to be captivated by this extraordinary family abode, boasting over 3000 square feet of opulent living space within the highly sought-after St Nicolas Park Development. Situated in a prime location, this residence offers a rare sense of privacy, with a sprawling garden and a serene balancing pond beyond, providing a picturesque outlook.

Nestled among the impressive properties on Milby Drive, this home stands out with its expansive floor plan and meticulously designed layout, making it an ideal choice for discerning families.

Upon entry, you are greeted by a spacious yet inviting hallway. To the left, double doors unveil a breathtaking living room featuring an impressive Inglenook fireplace with a multi-fuel burner and bifold doors that seamlessly expand the space into an adjoining sitting room. This versatile area boasts split-level accommodation, including a sitting area and a raised dining area with tiled flooring and underfloor heating. Another striking Inglenook fireplace adds warmth and character, while patio doors open onto the rear garden, flooding the room with natural light.

To the right of the hallway, a WC/guests cloak and a home



office/study provide practical amenities. The breakfast kitchen is a chef's delight, featuring modern units, a breakfast bar with granite worktops and seating, and a plethora of integrated appliances including two AEG ovens, a microwave combi, and a coffee machine. Adjacent to the kitchen, a beautiful L-shaped sunroom awaits, offering a delightful space for relaxation and entertainment. With its glass roof, tiled floors, and bi-fold doors opening onto the garden, this sunroom is bathed in sunlight and perfect for summer gatherings. The kitchen leads to a spacious utility room with additional storage, plumbing for a washing machine, and access to the garden and garage.

