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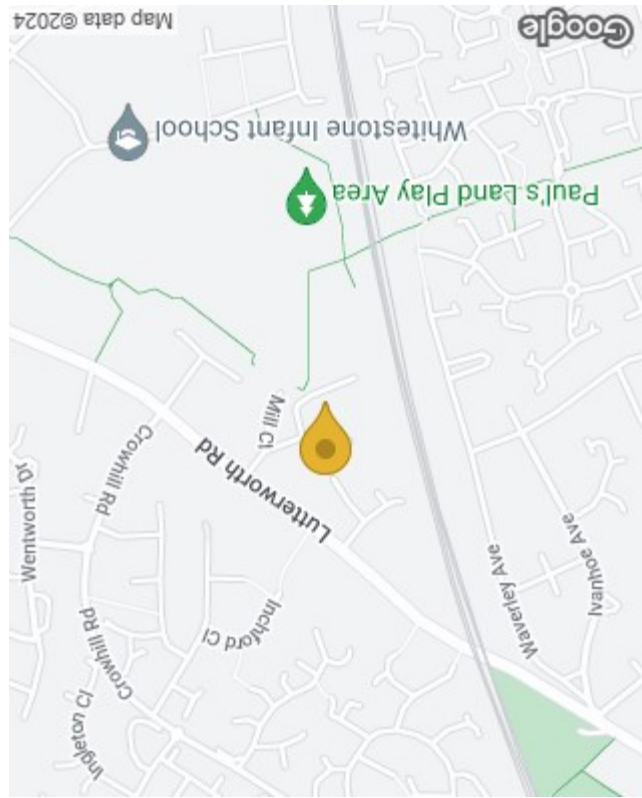
Please contact our Nuneaton Office on 02476 388863 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating	
Current	Potential
A (92 plus)	A (92 plus)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-65)	D (55-65)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)

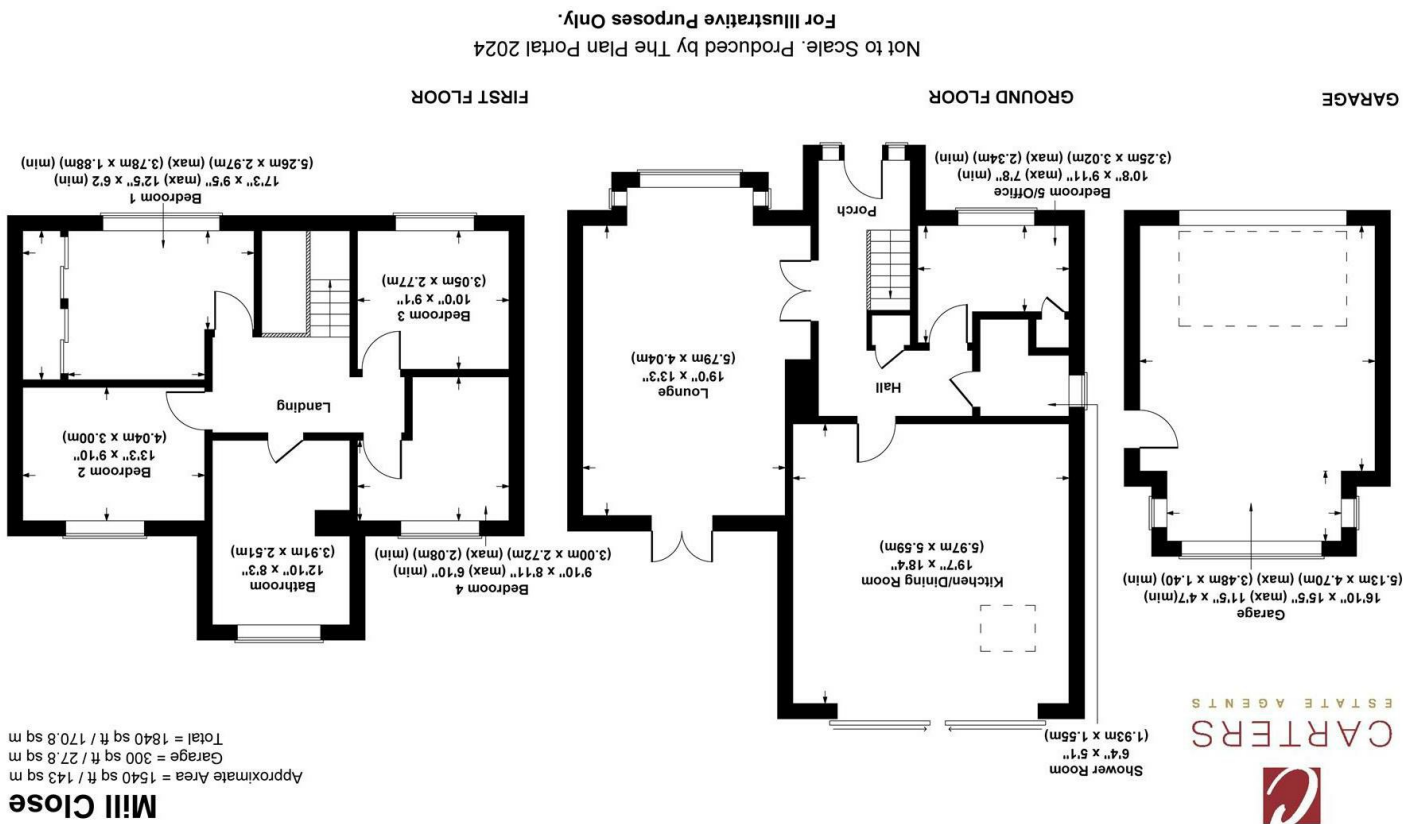
Very energy efficient - lower running costs
 Not energy efficient - higher running costs

EU Directive 2002/91/EC
 England & Wales

Energy Efficiency Graph



Area Map



Floor Plan



11 Mill Close
 Nuneaton, CV11 6QD
 Offers Over £700,000



11 Mill Close
Nuneaton, CV11 6QD



A simply exquisite property, situated in the coveted Mill Close, discreetly tucked away from the popular thoroughfare of Lutterworth Road. This home offers a beautiful, private setting with a recreational park to the front, providing a rare opportunity to acquire a truly unique turnkey family home with vast potential for personalisation and additional development (STP).

The property has been impeccably improved by its current owners and is now available on the open market with no upwards chain.

The ground floor boasts versatile accommodation, featuring a show-stopping open-plan kitchen and dining room, a dual-aspect living room, and an additional reception room currently used as a fifth double bedroom with an adjacent shower room and WC. The first floor includes four generous double bedrooms and a high-specification luxury bathroom with a double shower, a freestanding feature bath, and an inset sink and toilet. Externally, a stunning tiled pool is the standout feature, complemented by a detached double garage and a beautiful patio area accessed by large sliding doors at the rear, creating a perfect indoor-outdoor living experience.

As you approach the property, you are drawn in by its attractive design, featuring a part-rendered finish and a block-paved driveway. A central porch invites you into the home through a



high-quality composite door, welcoming you into a beautiful entrance hallway illuminated by Velux windows on either side of the roof line, with engineered hard wood flooring throughout the downstairs. The central hallway provides access to the entire ground floor, and a tasteful staircase with a runner leads to the upper level.

To the right, double doors with glass inserts open to a well-appointed sitting room, centred around a log burner. A feature bay window to the front and French doors to the rear provide an abundance of natural light and a delightful dual aspect.

