

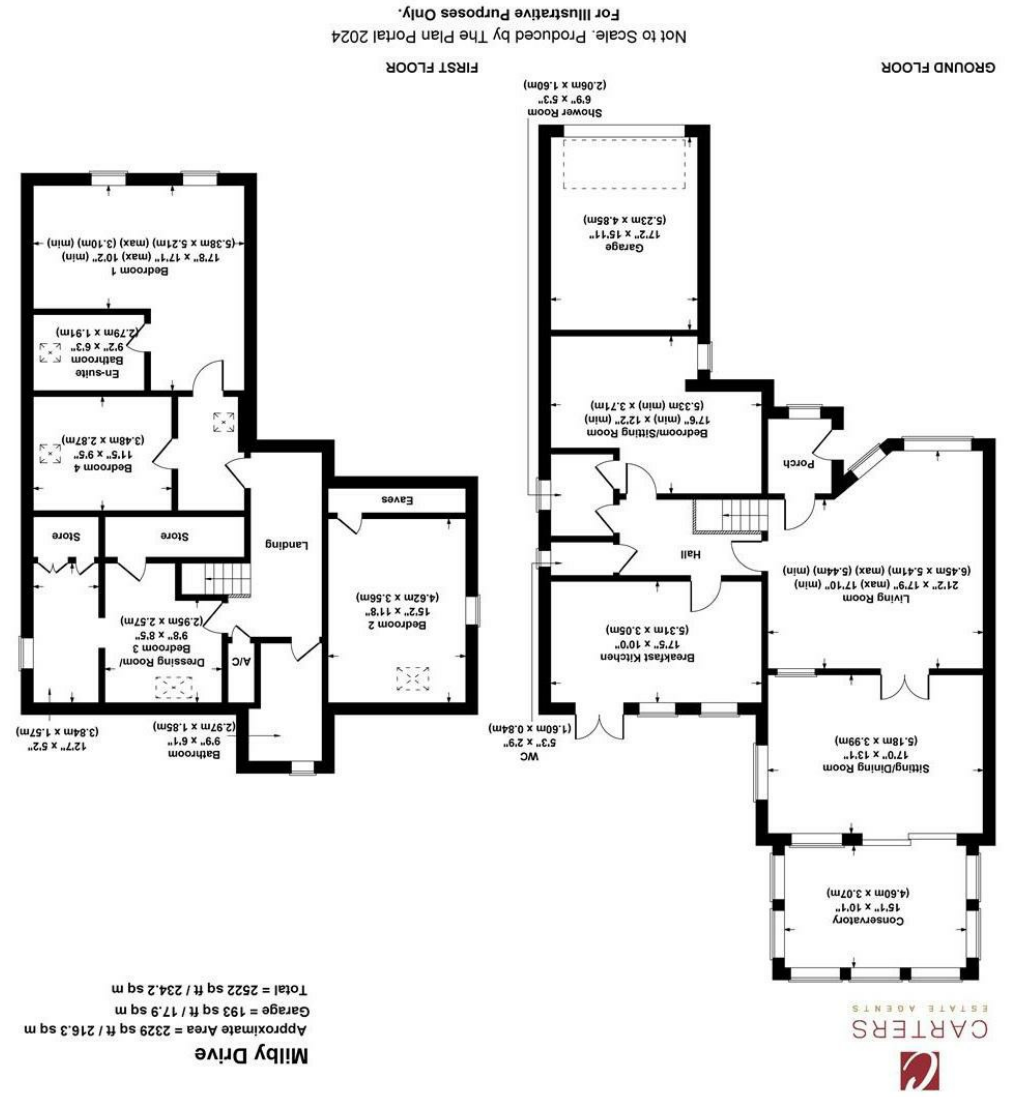


38 Milby Drive
 Nuneaton, CV11 6JS
 £580,000

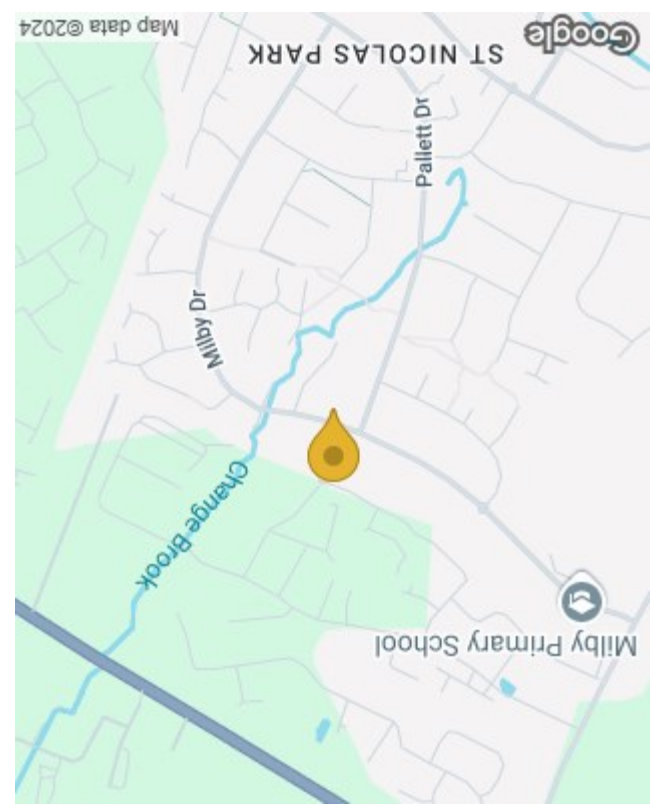


COUNCIL TAX BAND

Floor Plan

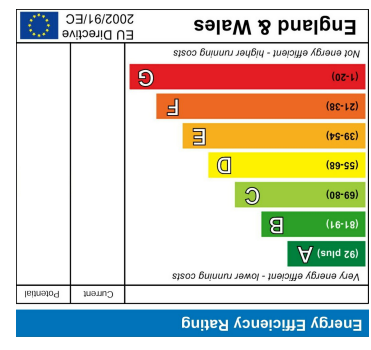


COUNCIL



Area Map

Energy Efficiency Graph



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.

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This individual and truly unique detached property offers over 2,000 sq. ft. of spacious accommodation and is located on the highly sought-after St Nicolas Park development. Ideal for multigenerational living, the property boasts flexible and versatile accommodation that has been considerably extended and remodelled to provide a ground-floor bedroom with a living space and en-suite. With generous rooms on both floors, ample parking, a double garage, and a landscaped garden, this home has much to offer.

Set on a nicely positioned plot, the property stands out with its striking appearance and many unique features throughout and is presented in excellent condition. Viewing is highly recommended to appreciate all it has to offer.

Upon entering through the entrance porch, you are welcomed into a spacious living room with a feature bay window to the front elevation and a fireplace with an electric fire. This leads seamlessly into a dining/seating room, with the added benefit of a UPVC conservatory for extra living space. Through the inner hallway, you will find a breakfast kitchen located at the rear of the house, featuring a range of modern fitted units, a useful breakfast bar, and integrated appliances, including



two ovens, a warming drawer, a gas hob, an extractor, a fridge, and a freezer. French doors open out to the rear garden. The ground floor also includes a WC/guests cloakroom and a large reception room/bedroom five with an en-suite shower room, offering ideal accommodation for those requiring ground-floor living.



On the first floor, there are four bedrooms. The principal bedroom at the front of the property is impressively large & includes an en-suite bathroom with dual sinks. Bedroom two features a split design, offering a bedroom and dressing/study area with built-in wardrobes. The other two bedrooms, with skylights and storage, complete the first floor. A family bathroom with a separate walk-in shower unit and tiled surrounds serves the remaining bedrooms.

