



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 upsize.

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 en-suite, 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.

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.

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

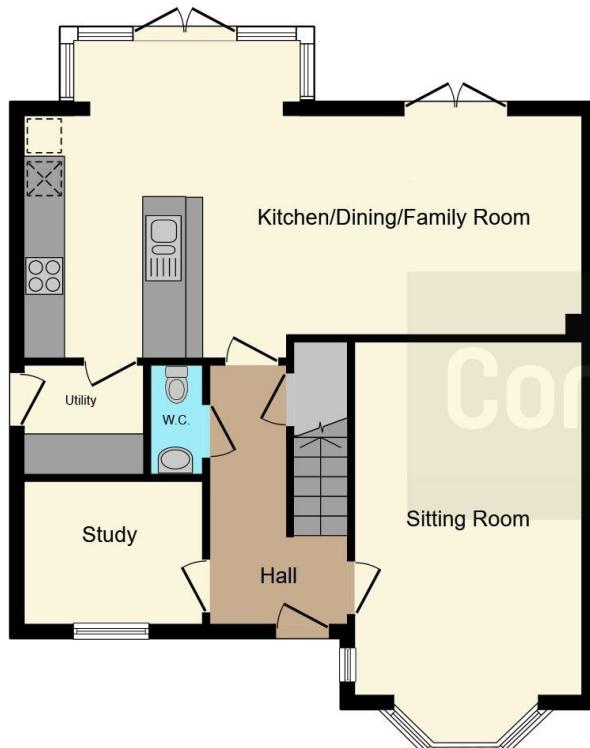
8' 10" x 6' 8" (2.69m x 2.03m)

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









Ground Floor



First Floor

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

T 01455 230523
E hinckley@connells.co.uk

88 Castle Street
 HINCKLEY LE10 1DD

EPC Rating: B Council Tax
 Band: E

Tenure: Freehold

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



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HIN313224 - 0008