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Shillingstone Drive
CV10 7GA



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Situated on an enviable plot and set back from the main road, this substantial five-bedroom detached family home offers over 1,300 sq. ft. of versatile living accommodation, ample off-road parking for up to four vehicles and an excellent degree of privacy rarely found within modern developments.

The property is approached via a generous driveway, creating an attractive frontage and providing extensive parking. Upon entering, a welcoming entrance hall gives access to the principal ground floor accommodation. The spacious lounge enjoys a pleasant outlook and provides an excellent space for relaxing and entertaining, whilst the separate dining room offers the ideal setting for family meals and special occasions. The fitted kitchen is well-appointed with ample worktop and storage space and benefits from direct access to the rear garden.

A particular feature of this home is the versatile ground floor bedroom, complete with its own adjoining shower room, making it ideal for multi-generational living, guests, older children or those requiring ground floor accommodation. A convenient downstairs WC completes the ground floor layout.

Shillingstone Drive is situated within a popular and well-established residential development on the western side of Nuneaton, offering an excellent balance of convenience, connectivity and family-friendly living. The location is particularly appealing to families and professionals alike, benefiting from a wide range of local amenities, highly regarded schools and excellent transport links.

The property is ideally positioned for access to a number of well-regarded schools, including Middlemarch Junior School, Glendale Infant School and All Saints C of E Primary School & Nursery. Secondary education is catered for by a choice of popular schools including St Thomas More Catholic School & Sixth Form College, Nuneaton Academy, Etone College and the highly regarded Higham Lane School.

Residents benefit from a variety of nearby shopping facilities, with supermarkets including Tesco, Aldi, Lidl, Asda and Sainsbury's all within easy reach. Nuneaton town centre is just a short distance away and offers a comprehensive range of high street retailers, independent shops, cafés, restaurants and leisure facilities, ensuring all everyday needs are well catered for.

For commuters, the property enjoys excellent transport connections. Bermuda Park railway station is located nearby and provides convenient services to Coventry and the surrounding areas, while Nuneaton railway station offers direct routes to Birmingham, Coventry, Leicester and London via the West Coast Main Line. The A444, A5, M6 and M69 are all easily accessible, providing straightforward access to major regional centres including Coventry, Birmingham and Leicester.

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Dimensions

GROUND FLOOR **Bedroom Four**
2.84m x 2.41m

Porch

Entrance Hallway

Bathroom

Lounge

4.95m x 3.58m

Dining Room

3.15m x 3.00m

Kitchen

5.13m x 3.02m

Lobby

Ground Floor Bedroom

2.90m x 2.36m

FIRST FLOOR

Bedroom One

4.95m x 3.66m

En-Suite

Bedroom Two

3.91m x 2.92m

En-Suite

Bedroom Three

2.95m x 2.69m



Floor Plan



TOTAL FLOOR AREA: 1316 sq.ft. (122.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Total area: 1316.00 sq ft

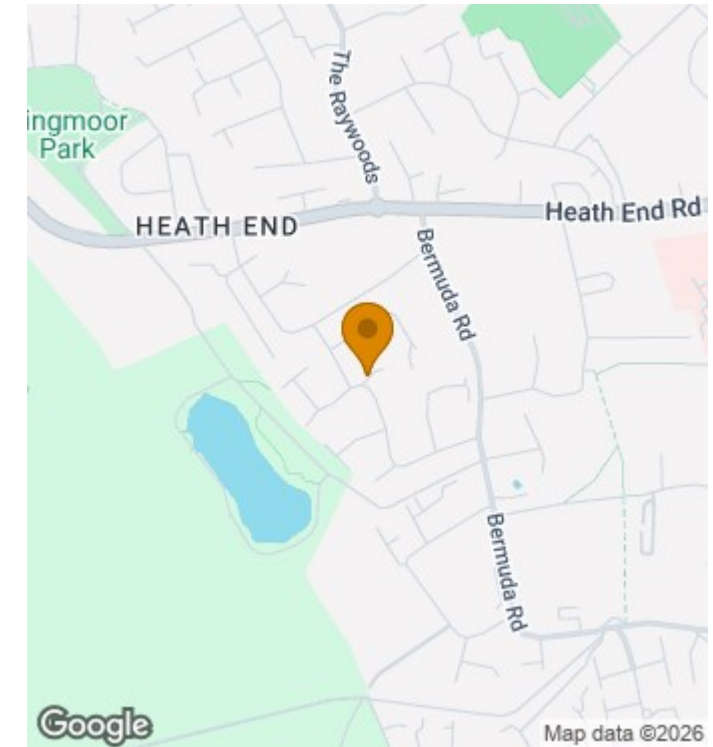
Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.
Viewing Strictly by arrangement through Shortland Horne.
Measurements Room measurements and floor plans are for guidance purposes only and are approximate.
Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

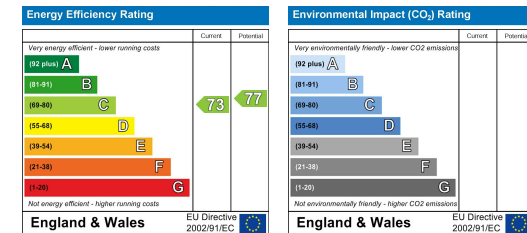
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC



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