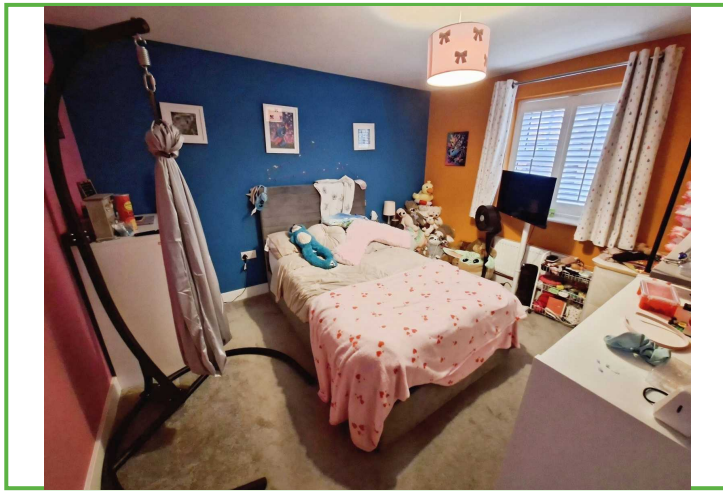
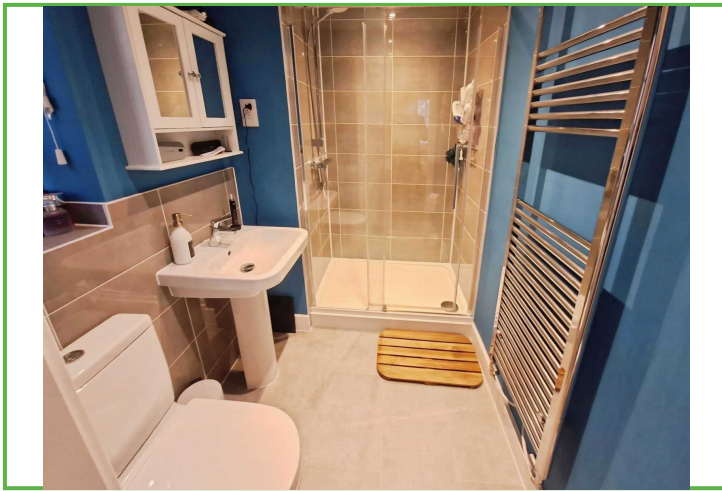
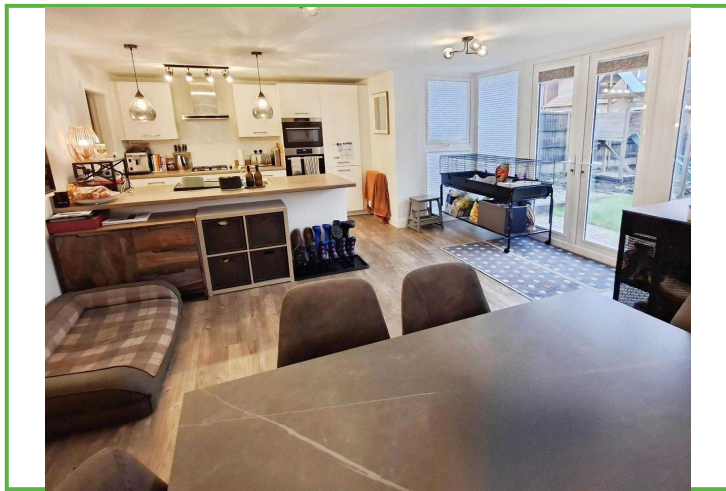
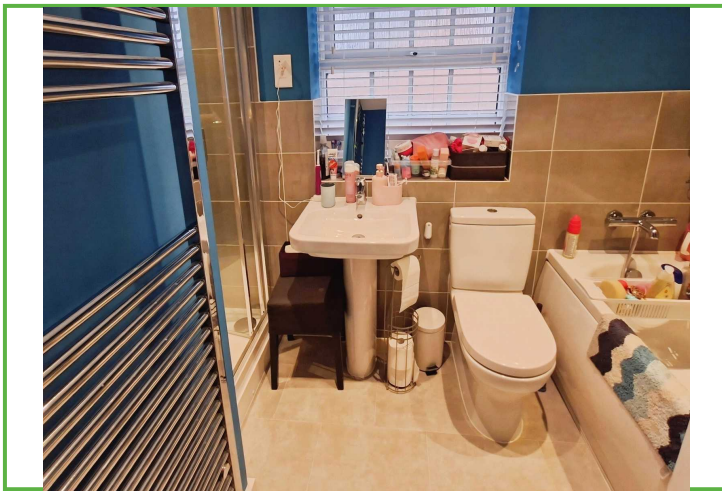




Gilliflower Way, Nuneaton,
Warwickshire, CV11

Asking Price: £375,000

Tenure: Freehold



your-move.co.uk

Gilliflower Way, Nuneaton, Warwickshire, CV11

Asking Price: £375,000 Tenure: Freehold

Council Tax Band: E
EPC Rating: B
Local Authority: Nuneaton & Bedworth Borough Council, Nuneaton

Other important information which you will need to know about this property can be found at your-move.co.uk

This Immaculate Detached Family Home is situated on a New Housing Estate off the Long Shoot. Close to all the amenities you could also wish for and superbly looked after by the current owners . Please call our Nuneaton Office today to arrange your viewing. You will not be disappointed.

Description

GORGEOUS ON GILLIFLOWER !!! Here at Your Move we are delighted to offer For Sale this Four Bedroom Detached House in which a viewing is recommended to appreciate the size and accommodation on offer. In brief the property consists of to the Ground Floor an Entrance Hall, Lounge , Kitchen/Dining Room/Sitting Room with integrated appliances , Utility Room and Downstairs Wc whilst to the First Floor there are Four Well Proportioned Bedrooms and a Bathroom/Shower Room with the Main Bedroom having an En Suite Shower. To the outside there is a Driveway leading to the Double Garage and a Rear Garden. The property also benefits from Double Glazing and Hive Gas Central Heating . Freehold , EPC Rating B.

Location

This Four Bedroom Detached home is located on the sought after Long Shoot boasting commuter links to Tamworth , Birmingham, Coventry and Leicester. The property is also located within Two miles of the Town Centre which houses all the amenities you could wish for. For families there are a number of schools for all ages and local shops and Supermarket close by.

Entrance Hall

7'5" x 11'1" (2.26m x 3.38m)

With Staircase Off.

Lounge

21' x 10'10" (6.4m x 3.3m)
With Bay Window to Side and Window to Front.

Kitch/Dining/Sitting Room

15'5" x 15'9" (4.7m x 4.8m)
With Range of Wall and Base Units, Inset Sink Unit , Integrated Oven , Gas Hob and Extractor Over and Double Doors leading to the Rear Garden.

Utility Room

6'11" x 5'3" (2.1m x 1.6m)
With Plumbing for Washing Machine.

Downstairs Wc

3'2" x 5'6" (0.97m x 1.68m)
With Low Level Wc and Wash Hand Basin.

Stairs To

Landing with Loft Partially Boarded.

Main Bedroom

11'10" x 11'6" (3.6m x 3.5m)
With Fitted Wardrobes and Door to En Suite Shower.

En Suite Shower

4'9" x 7'1" (1.45m x 2.16m)
With Shower Cubicle,Low Level Wc,Wash Hand Basin and Heated Towel Rail.

Bedroom Two

11'2" x 11'6" (3.4m x 3.5m)

Bedroom Three

9'2" x 8'2" (2.8m x 2.5m)

Bedroom Four

8'10" x 7'3" (2.7m x 2.2m)

Bathroom/Shower Room

5'9" x 9'8" (1.75m x 2.95m)
With Bath , Shower Cubicle , Low Level Wc , Wash Hand Basin with Heated Towel Rail

Double Garage

With Up and Over Door,Power and Lighting.

Outside

With Driveway for several Cars leading to the Double Garage and Lawn Area to Front with EV Charger and an Enclosed Rear Garden with Hot Tub included mainly laid to Lawn with Decked and Paved Patio.

Nuneaton Borough Council

Council Tax Band E

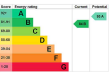
Freehold

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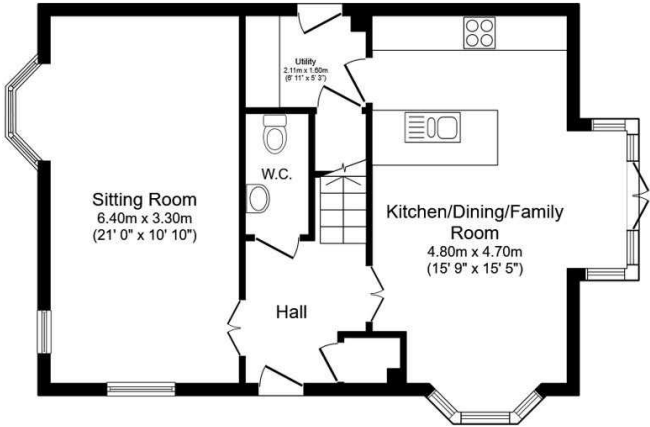
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

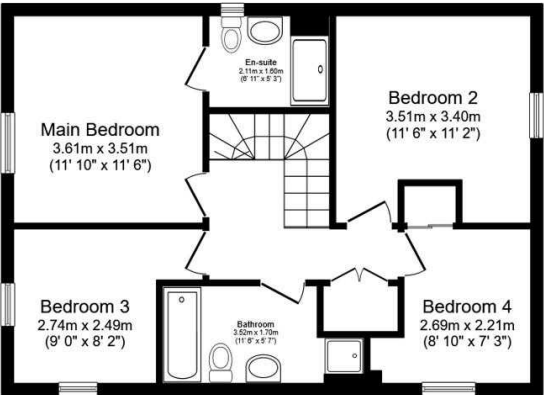
Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area: 126.2 sq.m. (1,359 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

