



**8 Gilliflower Way, Nuneaton, CV11 6YY**  
**Offers over £425,000**

### ENTRANCE HALL

Stairs leading to first floor, access to all rooms, storage, lvt flooring

### KITCHEN DINING FAMILY ROOM 15'5" x 15'8" (4.7 x 4.8)

Double glazed doors and windows to rear gardens, dining area, fitted with a matching range of floor and wall units with work surfaces over, integrated appliances, lvt flooring

### UTILITY ROOM 6'10" x 5'2" (2.1 x 1.6)

Floor and wall units, washing and drying laundry area

### LIVING ROOM 20'11" x 10'9" (6.4 x 3.3)

Large living room with double glazed windows and carpeted flooring

### CLOAKROOM WC

Low level wc, wash hand basin, tiled splashbacks

### FIRST FLOOR LANDING

Loft access, carpet flooring

### BEDROOM 11'9" x 11'5" (3.6 x 3.5)

Double glazed window, fitted wardrobes, carpet flooring

### EN SUITE

Shower enclosure, low level wc, wash hand basin, heated towel rail

### BEDROOM 8'10" x 7'2" (2.7 x 2.2)

Double glazed window, carpet flooring

### BEDROOM 11'1" x 11'5" (3.4 x 3.5)

Double glazed window, carpet flooring

### BEDROOM 9'2" x 8'2" (2.8 x 2.5)

Double glazed window, carpet flooring

### BATHROOM

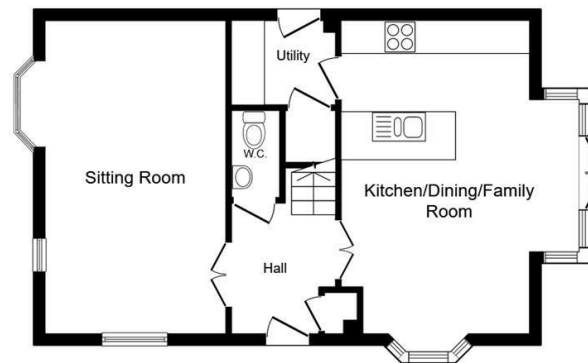
Matching white bathroom suite with tiled surrounds, tiled flooring

### REAR GARDENS

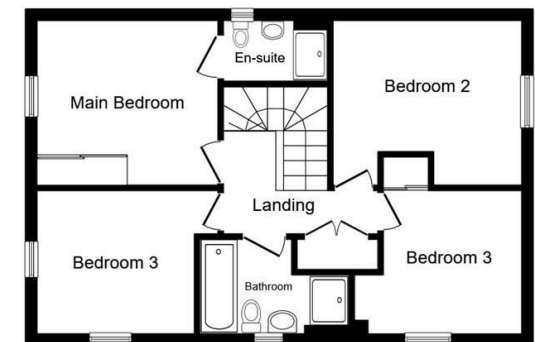
Landscaped rear gardens, decked seating area, hot tub area, fully enclosed with access to double garage,

### DOUBLE GARAGE

Twin doors with power and light, parking for three to four vehicles



Ground Floor



First Floor