



## 12 Sunflower Drive, Nuneaton

Nuneaton

In Excess of £360,000



**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# 12 Sunflower Drive

Nuneaton

This four bedroom detached family home offers spacious and versatile accommodation, ideally suited to modern family living. Upon entering the property, you are greeted by a welcoming entrance hall that provides access to a convenient cloakroom W.C, perfect for guests and day-to-day use. The generously proportioned lounge, with its large windows, creates a bright and comfortable setting for relaxing or entertaining, while the adjoining dining room offers ample space for family meals and special occasions. The well-appointed modern breakfast kitchen is fitted with a range of contemporary units and integrated hob and oven, providing plenty of workspace and storage. Leading off the kitchen is a useful utility room. Upstairs, the property has four well-sized bedrooms, each thoughtfully designed to offer privacy and comfort. Two of the bedrooms benefit from their own en suite shower rooms (ideal for teenagers, guests, or multi-generational living), while the remaining bedrooms are served by a stylish family bathroom featuring modern fixtures and fittings. Additional features include gas central heating and double glazing throughout. The property is further enhanced by a private driveway and a secure garage, providing off-road parking and valuable storage options. There is also an enclosed rear garden. This detached home presents an exceptional opportunity for families seeking space, versatility, and convenience. Early viewing is highly recommended to fully appreciate the size and quality of accommodation on offer.

Council Tax band: E

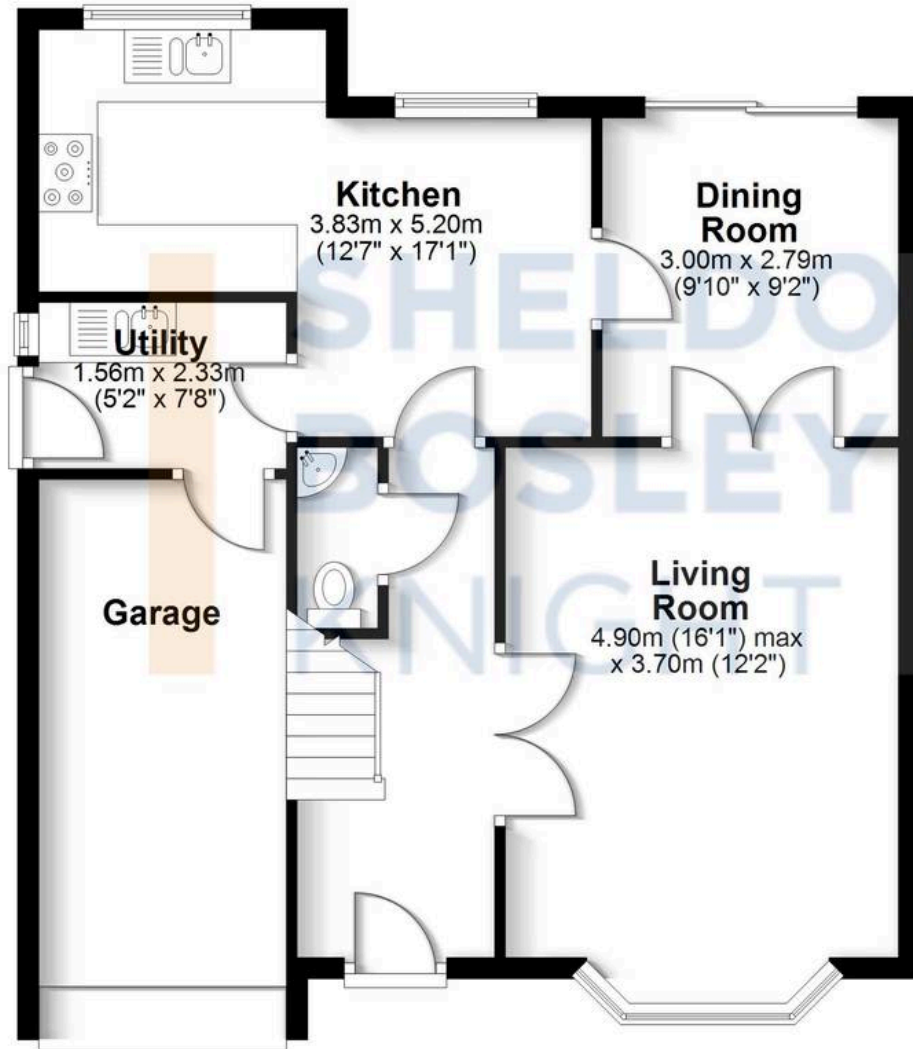
Tenure: Freehold





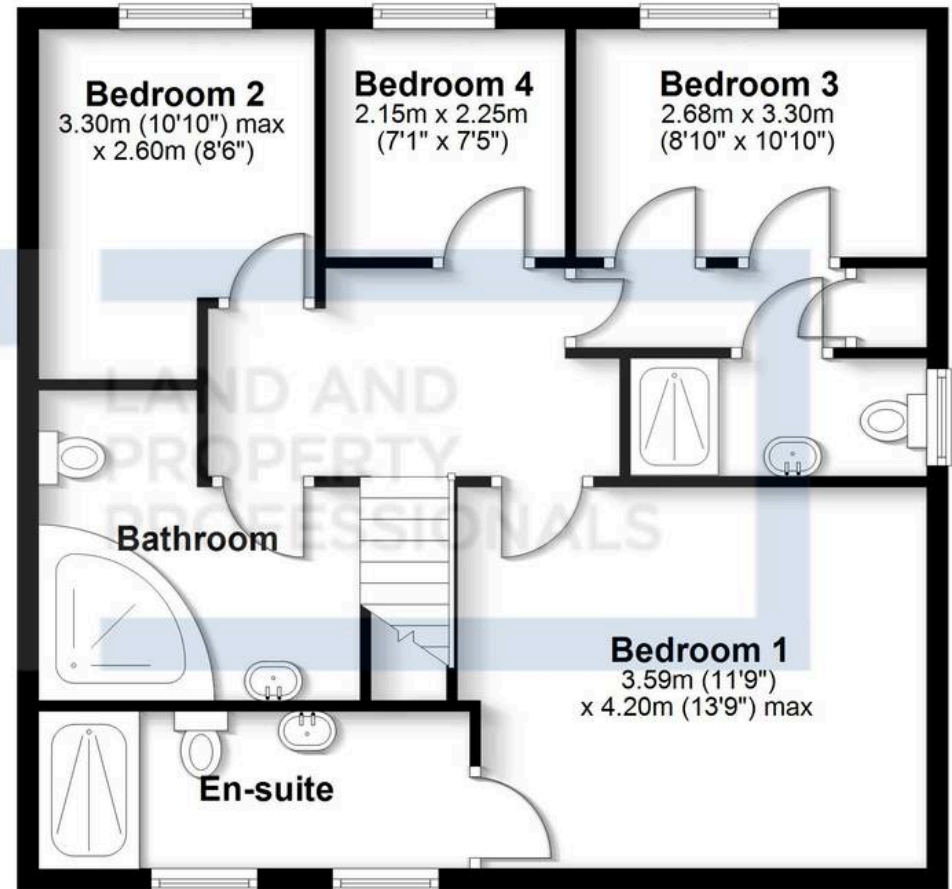
## Ground Floor

Approx. 68.2 sq. metres (733.9 sq. feet)



## First Floor

Approx. 65.1 sq. metres (700.7 sq. feet)



Total area: approx. 133.3 sq. metres (1434.6 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.  
Plan produced using PlanUp.



## Sheldon Bosley Knight Nuneaton

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