



HOPKINS & DAINTY

ESTATE AGENTS



Thornhill Drive, Nuneaton, CV11 6XG

£370,000

NO UPWARD CHAIN

****OPEN 7 DAYS**** HOPKINS & DAINTY are delighted to offer for sale this immaculately presented, both inside and out, four bedroom detached house with a large conservatory to the rear overlooking the landscaped garden, a room designed for parties! In brief, the property has to offer: Entrance hall, downstairs W.C., lounge, kitchen/diner with integrated fridge and dishwasher, utility room and a walk in storage room which used to form part of the garage but is now used as a general store room. To the first floor there are four bedrooms, bedroom one have fitted wardrobes. There is a bathroom to service all bedrooms. Outside to the rear a beautiful flat, neat garden with lawn and great sized patio and to the front, ample off road parking. Ready to move into, viewing advised. If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

Entrance Hall



Kitchen/diner 12'1" x 8'8" kitchen area - 5'7" x 6'5" dining area (3.69 x 2.66 kitchen area - 1.72 x 1.96 dining area)



Downstairs W.C



Utility Room 12'2" x 7'11" (3.73 x 2.42)



Lounge 18'9" x 10'10" (5.73 x 3.31)



Conservatory 18'9" max x 17'10" max (5.73 max x 5.46 max)



The first floor

Bedroom One 11'3" x 9'6" to fitted wardrobes (3.45 x 2.92 to fitted wardrobes)



Bedroom Four 8'10" x 7'2" (2.7 x 2.19)



Bedroom Two 10'11" x 8'10" (3.34 x 2.71)



Bathroom



Bedroom Three 9'7" x 7'11" (2.93 x 2.42)



Outside



Important Information

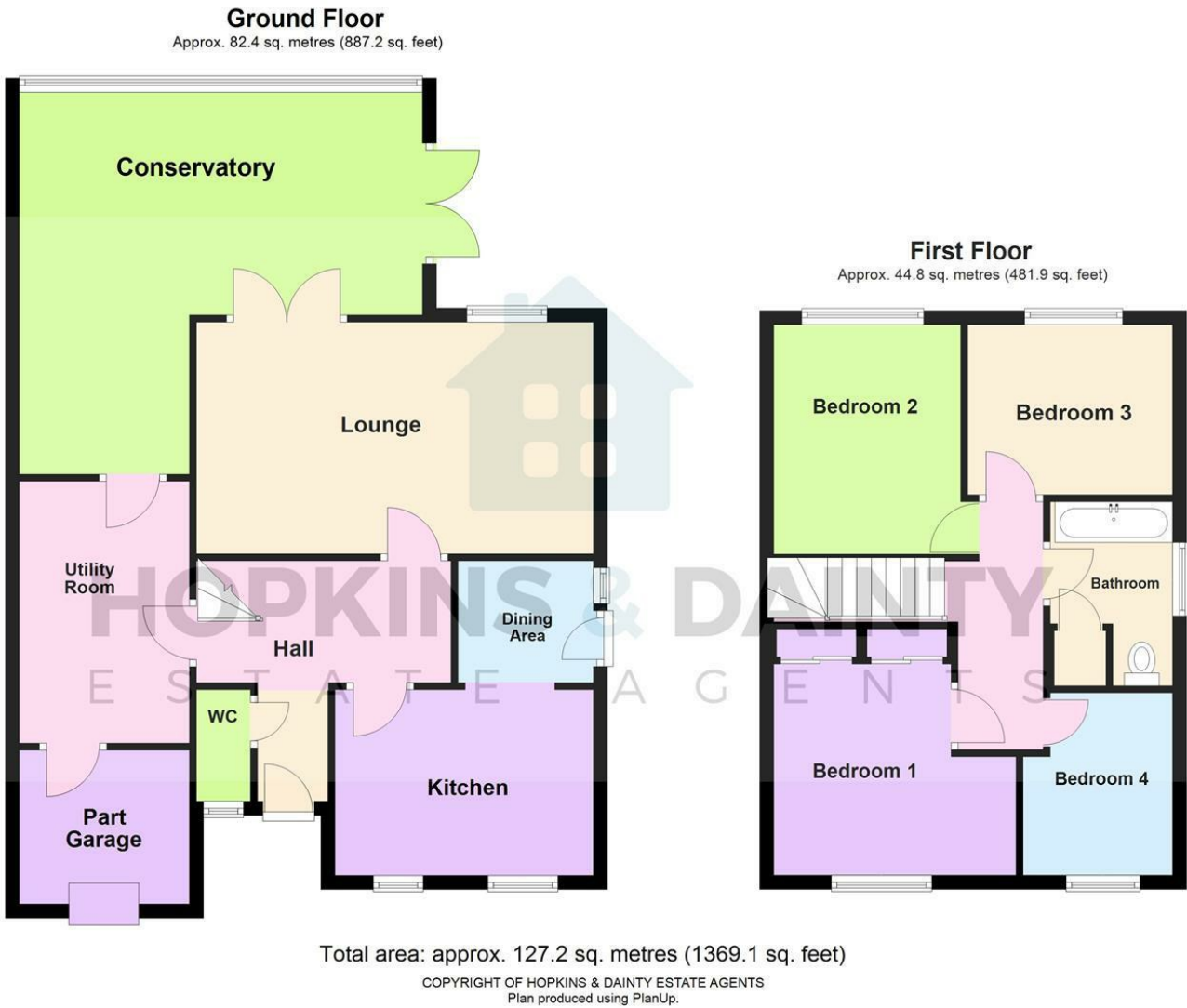
These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some

distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Draft Sales Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

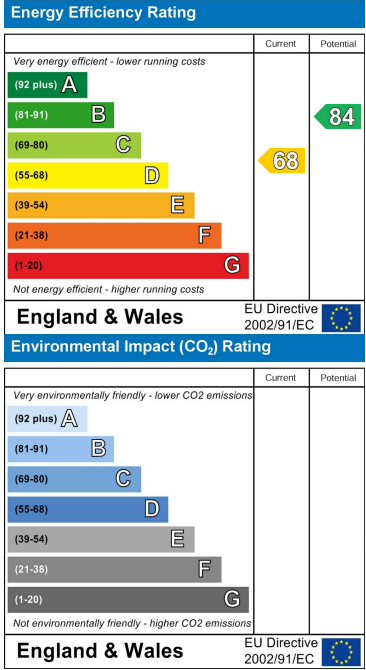
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.