



Thornhill Drive, Nuneaton, CV11 6TD

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** IT'S A BIT SPECIAL THIS ONE ! ***

Here is a rare and exciting opportunity to acquire this vastly improved and considerably extended modern detached residence situated on a small private driveway serving just three properties in the most popular Thornhill area of Nuneaton.

The property is presented in fantastic order throughout with many improvements and upgrades to provide a fine and versatile family home suitable for the modern family, benefitting from gas fired central heating, upvc double glazing, Hive heating controller, upvc fascias, soffits, guttering, excellent local amenities, road links and an early viewing is essential.

Briefly comprising: entrance hall, guest cloakroom, lounge, dining area, extended sitting room with velux windows, stunning breakfast kitchen with island unit, study / office, landing, four bedrooms and newly fitted shower room. Driveway for two / three vehicles and good sized rear garden with southerly aspect, patio areas and timber store shed. EPC RATING C.





Key Features

- Modern detached residence
- Vastly improved and extended
- Versatile & well proportioned
- Converted garage & extended sitting room
- Breakfast kitchen with island unit
- Four bedrooms & newly fitted shower room
- Drive & southerly facing rear garden
- EPC RATING C

Guide Price
£375,000

DRAFT DETAILS

Please note these property particulars are in draft format only and have not been checked by the vendor/occupier.

HALLWAY

With front entrance door, obscured double glazed side screens, central heating radiator, built-in double door store cupboard with hanging rail, feature tiled flooring, doors to the guests cloakroom, lounge and home office/study.

GUESTS CLOAKROOM

3'2 x 6'7

Being refitted with a modern white suite comprising: low flush WC and a wash hand basin with mixer tap and storage cupboard below. Feature tiled flooring.

LOUNGE

13'7 x 14'5

With central heating radiator, yocc double glazed bow window to the front and door through into the dining area.

DINING AREA

9'11 x 12'5

With feature vertical central heating radiator, engineered oak wooden flooring, stairs to the first floor accommodation, understairs storage cupboard, opening into the extended sitting room and door into the breakfast kitchen.

SITTING ROOM

11'10 x 10'5

With vertical central heating radiator, upvc double glazed window to the rear, upvc double glazed double opening patio doors with side screens out to the garden, engineered oak wooden flooring and two double glazed velux roof windows.

BREAKFAST KITCHEN

14'5 min x 13'0 min

Having been newly fitted in 2022 and with a comprehensive range of shaker style units to all walls comprising: inset single bowl sink with integrated drainer, mixer tap and fitted base unit. Additional base units and deep drawers with contrasting working surfaces over with matching upstands. Central island unit with breakfast bar and built in five ring hob with drawers below. Additional tall larder cupboards, three built in ovens with cupboards above and below, integrated dishwasher, built in washing machine, tumble dryer and housing for an American style fridge freezer. Engineered oak wooden flooring, UPVC double glaze window to the rear, UPVC double glazed rear exit door, inset ceiling spotlights, central heating radiator, and door through into the study / office.

STUDY / OFFICE

16'0 max x 8'0 max

With central heating radiator, UPVC double glazed window to the front, engineered Oak wooden flooring, inset ceiling spotlights and built-in cupboard housing the boiler which supplies the domestic central heating and hot water systems.

LANDING

With loft hatch and doors off to all rooms.

SHOWER ROOM

4'9 x 7'9

Having been newly refitted in December 2022 and equipped with a modern white suite comprising: double width walk in shower cubicle with occ marble effect clad walling, built in shower fitment with hand held and rain head showers, wash hand basin with mixer tap and drawers below and a low flush WC. Heated towel rail, obscured UPVC double glazed window to the side, inset ceiling spotlights and tiled flooring.

BEDROOM ONE

13'7 plus wardrobe depth x 9'4

With central heating radiator, UPVC double glazed window to the rear and built-in double full height sliding door wardrobe.

BEDROOM THREE

7'8 plus wardrobe depth x 12'7

With central heating radiator, UPVC double glazed window to the front and built-in full height double sliding door wardrobe.

BEDROOM TWO

9'9 max x 11'0 max

With central heating radiator, UPVC double glazed window to the rear and useful over stairs storage recess with fitted shelving and hanging rail.

BEDROOM FOUR

7'9 x 7'8

With central heating, radiator and UPVC double glazed window to the front.

OUTSIDE

The property sits on a small, private drive, serving only three properties just off the main Thornhill Drive. There is a tarmac driveway, providing motor vehicle parking for 2/3 vehicles and side pedestrian access via a gate and path leading through into the rear garden. The southerly facing rear garden has an extensive paved patio, lawn, additional patio area to the extreme rear, timber store shed, cold water tap, motion activated security light, outside power points and fenced and walled boundaries.

GENERAL INFORMATION

TENURE: we understand from the vendors that the property is freehold with vacant possession on completion.

SERVICES: all mains services are connected but not tested. The telephone is available subject to the appropriate telephone companies regulations.

Sheldon Bosley Knight have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit







Floorplan



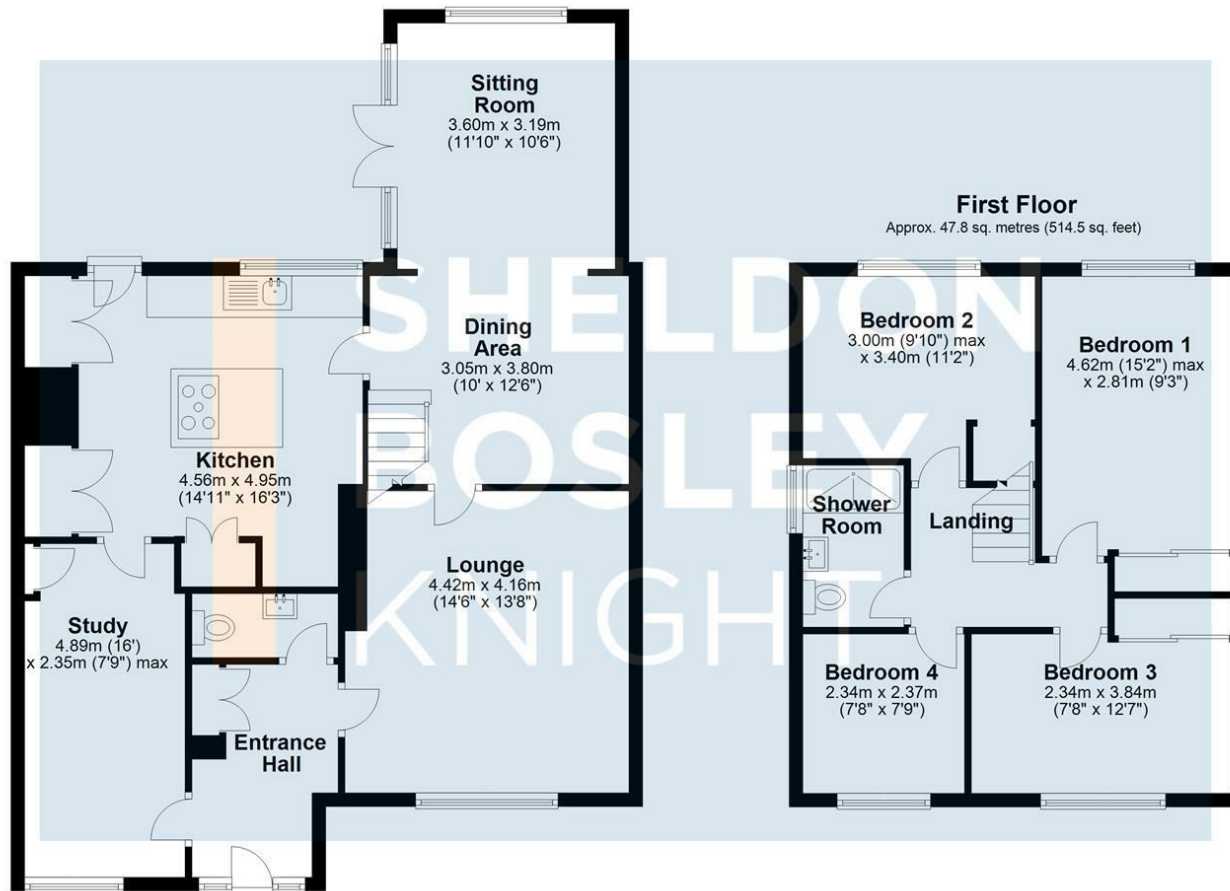
EPC Rating - C

Tenure - Freehold

Council Tax Band - D

Local Authority
NBBC

Ground Floor
Approx. 84.1 sq. metres (905.1 sq. feet)



Total area: approx. 131.9 sq. metres (1419.6 sq. feet)

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

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



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LETTINGS

PLANNING &
ARCHITECTURE

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