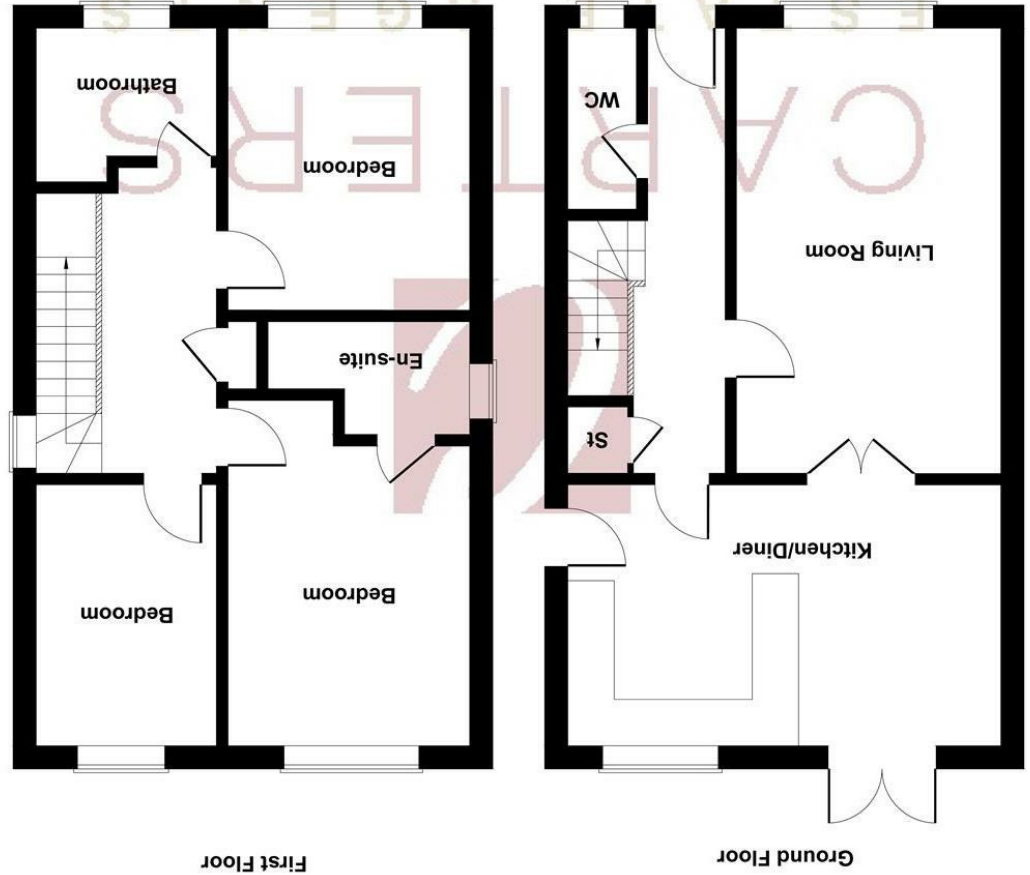


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

Please contact our Nuneaton Office on 02476 388863
 if you wish to arrange a viewing appointment for this property or require further information.

Not to Scale. Produced by The Plan Portal 2023
 For Illustrative Purposes Only.



Hillside Drive

Floor Plan

Energy Efficiency Rating	
Current	Potential
A (92 plus)	A (92 plus)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)

Very energy efficient - lower running costs
 Not energy efficient - higher running costs

EU Directive 2002/91/EC
 England & Wales

Energy Efficiency Graph



Area Map



Plot 4 Hillside Drive
 Nuneaton, CV10 0LF
 Guide Price £275,000



Plot 4 Hillside Drive

Nuneaton, CV10 0LF

LEGAL & VALUATION FEES COVERED TO RESIDENTIAL PURCHASERS

An exclusive development of superbly designed detached new homes located in a desirable location with convenient access to the Nuneaton town centre and within easy reach of major rail and road network links. These generous well-planned properties offer well thought out living accommodation, come with a 10 year new build warranty and are finished to a high specification throughout. Benefitting from fantastic views to the rear of the properties with viewing highly advised to appreciate. The property is finished to a high standard and is fully carpeted and with Amtico flooring, along with upgraded power showers and integrated appliances. Externally there are also outside taps and electric points.

This plot is 'show home ready' and available to purchase and move into immediately. The other plots on the development are also available, with the developers offering significant customisation on fixtures and fittings.

A luxury collection of three bedroom detached new build homes, offering contemporary open plan living to the ground floor and briefly comprising



entrance hallway leading to separate WC/guests cloak open plan kitchen/dining which has a range of wall and base units and laminate worktops with breakfast bar, plus integrated appliances to include, fridge freezer, dishwasher and oven, there is space for a dining area with French doors to the garden. This follows on into living room to the front of the property. To the first floor are three generous bedrooms, bedroom one with access to en suite with vanity unit and mains shower, additionally there is a family bathroom and storage/ linen cupboard. Outside to the front is a block paved driveway proving off road parking for two vehicles and side access into rear garden which will have lawn and patio area to be installed.

LEGAL & VALUATION FEE SUBJECT TO SELLER APPROVAL PRIOR TO PURCHASE* *ONLY AVAILABLE TO RESIDENTIAL HOME BUYERS, NOT INVESTORS