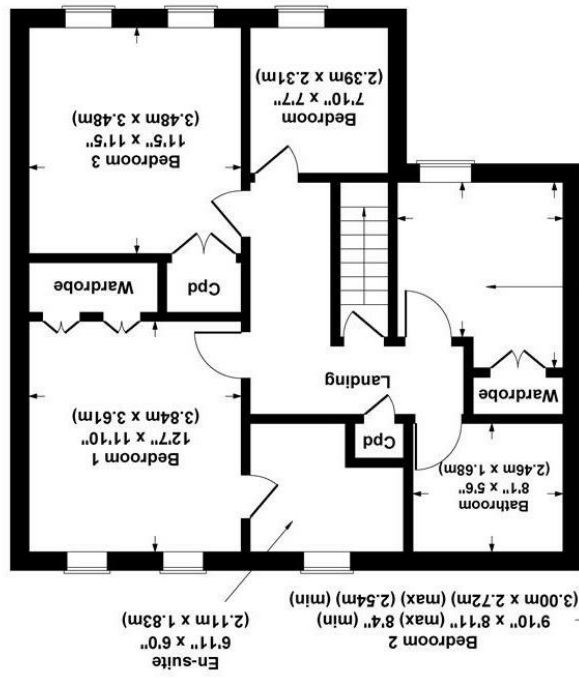


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves, whilst believed to be accurate 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.

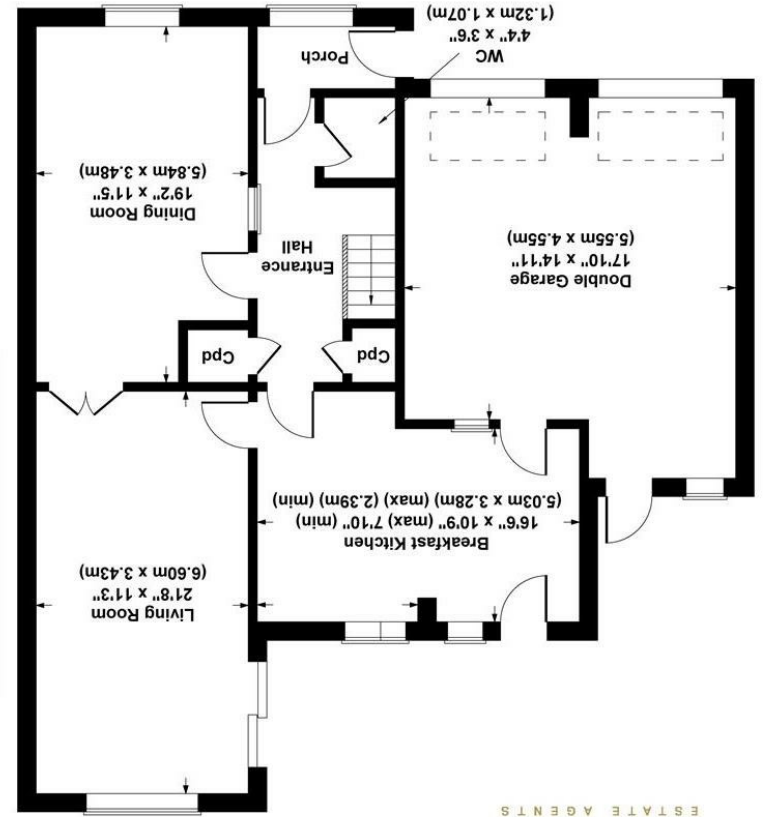
Not to Scale. Produced by The Plan Portal 2024  
 For Illustrative Purposes Only.

FIRST FLOOR



**Hawk Close**  
 Approximate Area = 1562 sq ft / 145.1 sq m  
 Garage = 334 sq ft / 31.0 sq m  
 Total = 1896 sq ft / 176.1 sq m

GROUND FLOOR



Floor Plan

England & Wales	
EU Directive	2002/91/EC
A	Very energy efficient - lower running costs
B	(61-81)
C	(69-80)
D	(85-88)
E	(93-94)
F	(71-83)
G	(1-20)
Not energy efficient - higher running costs	
Current	Target

Energy Efficiency Graph



Area Map



7 Hawk Close  
 Nuneaton, CV11 6TG  
 £440,000



## 7 Hawk Close

Nuneaton, CV11 6TG

Located in a highly desirable cul-de-sac on the Thornhill Estate in Whitestone, this extended four-bedroom detached property is offered for sale with no upward chain. Offering great family-sized accommodation, this spacious house features well-planned living spaces and lends itself to further development, subject to necessary consents.

Nicely positioned at the foot of the cul-de-sac, the property is situated on the entrance to a private driveway shared by two homes, offering parking and a double garage. The area is renowned for its popular schools, local shops, amenities, and proximity to the countryside.

The ground floor extension of the property provides two large reception rooms, offering generous family accommodation with the potential for reconfiguration if required.

Upon entering through the porch, you are welcomed by an entrance hallway with doors leading to a WC/guest cloakroom. The front reception room, currently used as a dining room, features a charming fireplace with a gas fire and double doors that open to a delightful living room. The living room boasts patio doors that lead onto the garden. The spacious breakfast kitchen is equipped with



matching units, an integrated oven, and an electric hob. The useful breakfast bar provides extra workspace and seating, with access to the rear garden and the garage.

On the first floor, there are four well-sized bedrooms. The main bedroom, located at the rear, is double in size and features fitted wardrobes and an en-suite with a white suite and a unit with a mains shower. The two additional double bedrooms both benefit from built-in cupboards, while the fourth bedroom at the front is a generous single room.

Outside, the front features a block-paved driveway providing parking for two vehicles and access to a double garage, with one door being electric. At the rear of the garage, there is a utility area with plumbing for a washing machine and a door leading to the garden.

