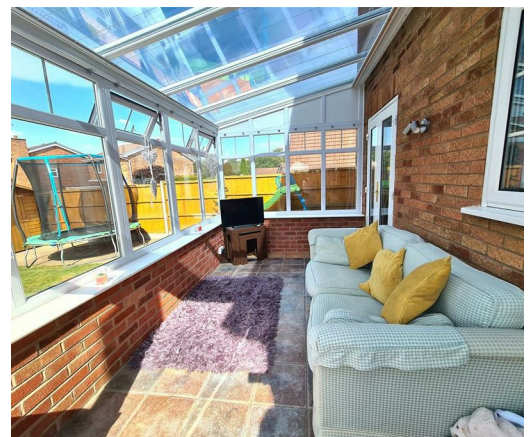




**1 Foxhills Close, Whitestone, Nuneaton, CV11
6TP
£360,000**



Pointons Estate Agents are proud to offer for sale this vastly extended four bedroom detached house based on a corner plot in a popular part of Nuneaton known as Thornhill located just off Lutterworth Road close to local shops, schools and further amenities. The property itself has been extended and improved throughout and would make an excellent family home for many years to come. Located on a quiet cul-de-sac benefiting from double glazing and gas central heating throughout, in brief the home comprises of entrance hall, lounge, dining room, kitchen, utility room, downstairs W.C and conservatory. To the first floor there are four bedrooms with master having a feature double shower cubicle in and a refitted family bathroom. To the rear of the property is an enclosed private garden having access from both sides of the house. And to the front a block paved driveway providing offroad parking for multiple cars. This property would make an excellent family home for many years to come and must truly be viewed to appreciate the size of the house & plot as well as the properties condition. Viewings are strictly via the agent. EPC D



Entrance Hall

Having entrance door.

Lounge 11'10" x 15'0"

Double glazed window to front, double radiator, telephone point, TV point & stairs off to first floor.

Dining Room 9'10" x 7'3"

Double radiator & double glazed sliding doors into conservatory.

Kitchen 9'10" x 7'10"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for dishwasher, space for fridge/freezer, fitted electric fan assisted oven, built-in four ring gas with over, extractor hood, double glazed window to rear, vinyl flooring & understairs storage cupboard.

Utility 12'7" x 7'4"

Fitted with a matching range of base units with worktop space over, china butler style sink unit with single drainer, plumbing for washing machine, space for tumble dryer, double glazed window to rear, radiator, vinyl flooring & double glazed door into garden.

WC

Fitted with two piece suite wash hand basin with base cupboard and mixer tap and low-level WC, vinyl flooring.

Conservatory

Half brick and double glazed construction with double glazed polycarbonate roof, tiled flooring, power & lighting & double glazed French double doors into garden.

Landing

Having doors off to various rooms.

Bedroom 12'1" x 15'0"

Having two double glazed windows to front, fitted wardrobe having sliding doors with hanging rail & over head storage, double radiator & tiled double shower cubicle.

Bedroom 10'1" x 11'10"

Having double glazed window to rear, double radiator & fitted wardrobe having sliding doors with hanging rail & overhead storage.

Bedroom 8'11" x 7'5"

Double glazed window to rear, radiator & storage cupboard.

Bedroom 11'3" x 7'5"

Double glazed window to front, radiator & storage cupboard.

Bathroom

Fitted with three piece suite comprising panelled bath with shower off and taps, wash hand basin with drawers with taps and low-level WC, double glazed window to rear, heated towel rail & having laminate flooring.

Outside

To the front of the property is a block paved driveway providing offroad parking for multiple cars & a lawned garden. The property has side access on both with both sides having gates for secure access. To the rear of the property is an enclosed garden having paved patio area leading onto lawned area with shrub boarders & shed.

Garage

Having up & over door with power & lighting.

Tenure

Freehold

Council Tax

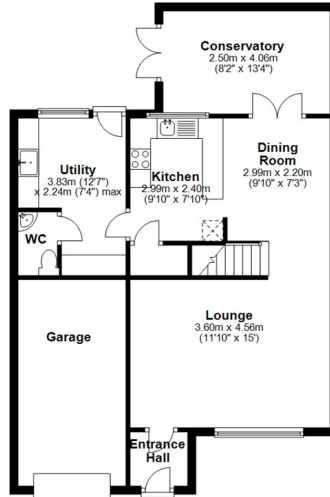
Nuneaton & Bedworth Borough Council - Band D

General Information

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.

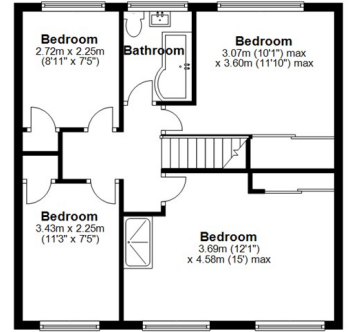
Ground Floor

Approx. 70.8 sq. metres (762.2 sq. feet)



First Floor

Approx. 55.6 sq. metres (600.5 sq. feet)



Total area: approx. 129.4 sq. metres (1392.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



WWW.POINTONS-GROUP.COM



2 Bond Gate Chambers
NUNEATON
 CV11 4AL
024 7637 3300
 nuneaton@pointons-group.com

109 New Union Street
COVENTRY
 CV1 2NT
024 7663 3221
 coventry@pointons-group.com

74 Long Street
ATHERSTONE
 CV9 1AU
01827 711911
 atherstone@pointons-group.com

