



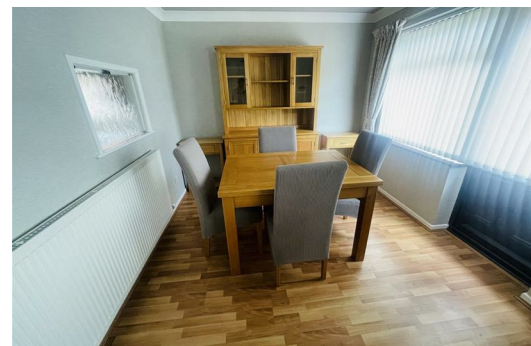
## Thornhill Drive, Whitestone Nuneaton CV11 6TD Asking Price £275,000

Nestled in the charming area of Whitestone, this delightful detached bungalow on Thornhill Drive offers a perfect blend of comfort and convenience. The property boasts a well-designed layout that is ideal for those seeking a peaceful retreat.

Upon entering, you will find an entrance hall, a spacious reception room and separate dining area that welcomes you with warmth and light, providing an inviting space for relaxation or entertaining guests. The bungalow features two comfortable bedrooms, each offering a tranquil haven for rest. The well-appointed shower room is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is the ample parking space, accommodating up to three vehicles with a detached garage, which is a rare find in many homes. This makes it perfect for families or those who enjoy hosting visitors.

The absence of a chain means that you can move in without delay, making this an excellent opportunity for first-time buyers or those looking to downsize. With its appealing location and practical amenities, this bungalow is a wonderful choice for anyone seeking a serene lifestyle in Whitestone. Don't miss the chance to make this charming property your new home.





### Entrance

Via double glazed entrance door leading into:

### Porch

Tiled flooring and door to:

### Entrance Hall

Wooden laminate flooring, textured ceiling, access to loft space, doors to:

### Fitted Kitchen

10'3" x 9'10" (3.13m x 3.00m)

Fitted with a matching range of base and eye level units with worktop space over, polycarbonate sink unit with single drainer and tiled surround, plumbing for washing machine, fridge, freezer and slimline dishwasher, electric fan assisted oven, four ring gas hob with pull out extractor hood over, double glazed window to side, serving hatch into dining area, radiator, ceramic tiled flooring, textured ceiling.

### Lounge

18'4" x 11'4" (5.58m x 3.46m)

Double glazed window to rear, living flame effect gas fire set in brick built surround and wooden mantle over, radiator, double radiator, coving to textured ceiling, archway through to:

### Dining Room

9'5" x 9'11" (2.86m x 3.02m)

Double glazed window to rear, wooden laminate flooring, coving to textured ceiling, double door to garden.

### Bedroom

10'11" x 11'11" (3.33m x 3.62m)

Double glazed box window to front, fitted bedroom suite comprising fitted with hanging rails, shelving and drawers, radiator, textured ceiling.

### Bedroom

11'0" x 9'4" (3.35m x 2.85m)

Double glazed window to front, fitted bedroom suite two double wardrobes with hanging rails and shelving, drawers, radiator, textured ceiling.

### Shower Room

Refitted with three piece suite comprising shower enclosure, vanity wash hand basin with cupboard under and mixer tap, close coupled WC and ceramic tiling to all walls, shaver point, ceramic tiled flooring, textured ceiling, door to.

### Airing

Airing cupboard housing, pre-lagged hot water cylinder with linen shelving.

### Outside

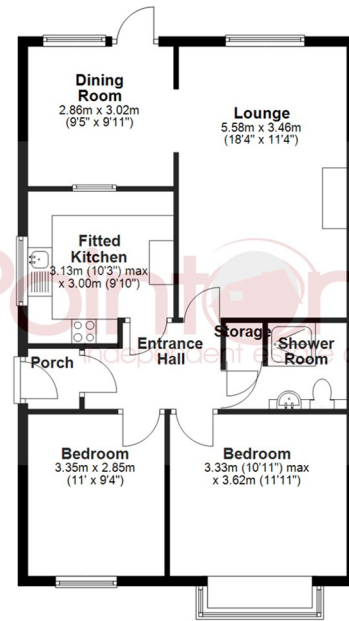
To the rear is an enclosed garden mainly laid to lawn with shrub borders,

paved patio, garden shed and side pedestrian access leading to block paved driveway providing access to detached garage with electric remote operated roller door, power and light. To the front is a continuous block paved drive providing parking with further lawn and shrub borders.

### 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. Council tax payable to Nuneaton & Bedworth Borough Council and is band D

Ground Floor



All floor plans are for a guide of the layout and not to scale  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	76

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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

