



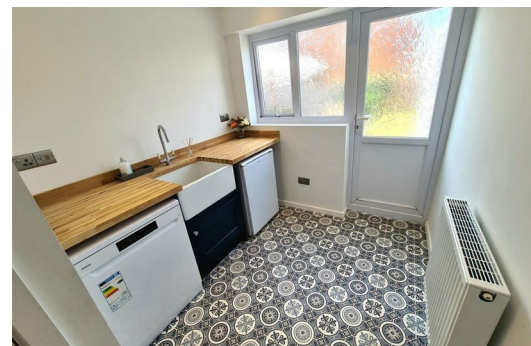
**Foxhills Close, Whitestone
Nuneaton CV11 6TP
£385,000**

Nestled in the desirable area of Foxhills Close, Whitestone, Nuneaton, this impressive detached house offers a perfect blend of space and modern living.

With four generously sized bedrooms, this property is ideal for families seeking comfort and convenience. The home features a welcoming entrance hallway that leads you into the main heart of the home, perfect for entertaining guests making the lounge a room to enjoy quiet family evenings. One of the standout features of this property is the extended kitchen dining family room, which provides a bright and airy space for cooking and dining together as well as the addition of a utility and separate guest cloakroom.

Situated on a corner position, the property benefits from ample outdoor space, making it perfect for children to play or for hosting summer barbecues. Additionally, the property boasts parking for up to six vehicles, a rare find that adds to the convenience of this home.

This delightful house in Whitestone is not just a place to live; it is a sanctuary that offers both comfort and practicality. With its excellent location and spacious layout, it is an opportunity not to be missed for those looking to settle in a vibrant community.



Entrance Hall

Double glazed skylight, wooden laminate flooring with sloping roof, door to:

Kitchen/Family/Dining Room

19'4" x 21'5" (5.90m x 6.52m)

Fitted with a matching range of base and eye level units base units, china butler style sink unit with swan neck mixer tap, extractor fan, range, gas, double glazed window to side, threedouble glazed skylight, radiator, wooden laminate flooring, stairs to first floor landing with under-stairs cupboard and spindles, bi-fold door, open plan.

Utility

12'7" x 7'4" (3.83m x 2.24m)

Fitted with a matching range of base and eye level 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, door to:

WC

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

Lounge

11'10" x 15'0" (3.60m x 4.56m)

Double glazed window to front, double radiator, telephone point, TV point with sunken low-voltage lights, door to:

Study

Garage

Up and over door.

Landing

Doors to:

Bedroom

12'1" x 15'0" (3.69m x 4.58m)

Two windows to front, Storage cupboard, double radiator, sliding door wardrobe:

Bedroom

8'11" x 7'5" (2.72m x 2.25m)

Double glazed window to rear, radiator, door to Storage cupboard.

Bedroom

11'3" x 7'5" (3.43m x 2.25m)

Double glazed window to front, radiator, door to Storage cupboard.

Bedroom

10'1" x 11'10" (3.07m x 3.60m)

Double glazed window to rear, double radiator, sliding door storage.

Bathroom

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

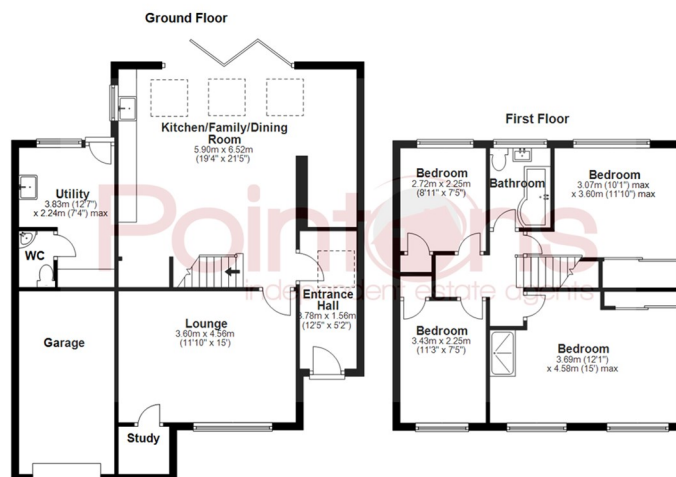
Outside

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

paved patio area. To the front is a block-paved driveway providing parking for several cars and access to garage and further pathway leading to entrance hall.

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 is payable to Nuneaton & Bedworth Borough Council and is band D



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		
	EU Directive 2002/91/EC	
England & Wales		
		68
		84

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
	EU Directive 2002/91/EC	
England & Wales		



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

