Property details **approval form**

5 Tarn Rise, Nuneaton, Warwickshire, England, CV11 6UT
Date: 11 November 2026 **Property Ref and Version:** HIN314294 - 0002

Connells

Selling your home with us!

Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.
What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Connells office: 88 Castle Street, HINCKLEY, Leicestershire, LE10 1DD
T 01455 230523 **E** hinckley@connells.co.uk

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Price

£335,000

Tenure: Freehold

Key Features

- Energy Rating: Awaited
- Four-Bedroom Detached Family Home
- Spacious Living Room with Bay Window
- Modern Open-Plan Kitchen/Dining Area
- En-Suite to Master Bedroom
- Contemporary Family Bathroom & Ground Floor
- Private, Enclosed Rear Garden
- Driveway Providing Off-Road Parking with Detached Garage
- Sought-After Residential Location

Short Description

A beautifully presented four-bedroom detached family home, offering generous living space, a modern open-plan kitchen/diner, en-suite to the master, and a private rear garden with garage and driveway, situated in a sought-after residential location.

Long Description

This well-maintained four-bedroom detached home offers spacious and versatile accommodation, ideal for modern family living. Situated in a popular residential area, the property benefits from a superb layout, contemporary interiors, and well-proportioned rooms throughout.

The ground floor comprises a welcoming entrance hall, a convenient cloakroom/WC, and a generous living room with a bay window, providing plenty of natural light and a comfortable space to relax. To the rear, the impressive open-plan kitchen/dining area spans the width of the property, offering a stylish and sociable space with modern units and integrated appliances, plus ample room for dining and entertaining with French doors opening onto the rear garden.

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To the first floor, the property continues to impress with four well-proportioned bedrooms. The master bedroom benefits from fitted storage and a private en-suite shower room. Bedrooms two and three are both doubles, while bedroom four offers flexibility as a single room, nursery, or home office. A contemporary family bathroom serves the remaining bedrooms.

Externally, the property boasts a well-kept rear garden, mainly laid to lawn with paved seating areas, perfect for outdoor entertaining. To the front, there is a neatly presented frontage with a driveway providing off-road parking and access to a detached garage.

Making it an excellent choice for growing families or anyone seeking a move-in ready property in a convenient location.

Directions

Agents Note

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○ Room Description

Buyer A.M.L Fee
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

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Floor Plan



Total floor area 128.1 m² (1,379 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Approval

	Signature	Date
Adam Maytum		
Harrison Watling **The New Homes Group**		