





Property Description

A gorgeous very unique immaculately presented property built in 2016, situated in the sought after quiet location of Bulkington village, with-in walking distance to Weston Hall. Having two schools, ST James CofE Junior School and Arden Forest Infant School, the village is also served by four churches. There is also a shopping centre and a variety of clubs and societies. Nicholas Chamberlain Secondary School is just 1.8 miles away. Bulkington is conveniently situated for access to major road networks, Bedworth railway station and the M6, making it ideal for commuters. Constructed to an incredibly high standard, 4300 ft.². Briefly comprising of stunning reception hall with gallery landing and bespoke Oak staircase, guest cloakroom, snooker room, study, 40 ft living dining kitchen, lounge, garden room and four generous double bedrooms all en-suite. The plot is beautifully landscaped with countryside views to the rear garden, detached garage with gardener's loo and store, boiler room, exclusive driveway, parking for up to 15 vehicles. Individual touches include integral blinds to downstairs doors and windows, underfloor heating to ground floor, contemporary cast iron radiators to the first floor and beautiful craftsmanship throughout. Cat 6 cabling in all of the bedrooms, the study lounge, snooker room and kitchen, All bedroom doors are fireproofed.

Approach

Entrance through in and out block paved driveway to open canopy porch. Front door through to;

Reception Hallway

Grand hall with oak staircase rising to gallery landing; tiled flooring, gorgeous glass secured feature lit well; oak door through to;

Guest Cloakroom

Window to front, high-level WC and Pedestal wash hand basin, tiled flooring.

Snooker Room

18' 4" x 28' 3" excluding bay (5.59m x 8.61m excluding bay)

Twin windows to side, bay window to front; ample space for full size professional snooker table.

Study

13' 3" x 12' 10" (4.04m x 3.91m)

Oak wood flooring; windows to front and side.

Lounge

18' 5" x 14' 9" (5.61m x 4.50m)

Beautiful feature exposed brick inglenook fireplace with log burner. Window to side and windows to garden room.

Living / Dining / Kitchen

39' 9" maximum x 34' 2" maximum (12.12m maximum x 10.41m maximum)

L-Shaped Room with fabulous vaulted ceiling, bi-fold doors and log burner. More than generous living dining kitchen with windows to both sides and rear, skylight and bi-fold doors leading to side access and further bi-fold doors leading to garden. Tiled flooring and wood panelled door through to storage cupboard containing underfloor heating controls. Gorgeous feature ceiling beams, exposed brick wall and log burner. Fitted with a range of base and wall mounted units with complimentary Granite work surfaces, kitchen island, breakfast bar. Aga cooker with multiple ovens and hot plates, dishwasher, Belfast sink and drainer as well as space for fridge freezer.

Utility

10' 1" maximum x 9' 7" maximum (3.07m maximum x 2.92m maximum)

Twin windows to side, stainless steel sink and drainer unit with space and plumbing for washing machine and tumble dryer.

Pantry

7' 6" x 3' 7" (2.29m x 1.09m)

Space for fridge freezer; shelving, loft access.

Garden Room

13' 9" x 14' 9" (4.19m x 4.50m)

Entrance through bi-fold doors from dining kitchen; with French doors leading to side garden, skylight and space for hot tub.

Gallery Landing

Window to side; sitting area with window to side; airing cupboard.

Master Bedroom

18' 5" x 14' 8" (5.61m x 4.47m)

Twin windows to side, French doors to Juliet balcony, wood panelled door leading through to dressing area;

Dressing Area

9' 3" maximum x 12' 6" excluding wardrobes (2.82m maximum x 3.81m excluding wardrobes)

Exclusive range of fitted wardrobes providing hanging and shelving space.

En Suite

Wood panelled surround with high-level WC, wash hand basin, freestanding bath with shower; window to side, walk in shower unit fully tiled with waterfall shower over; tiled flooring.

Bedroom Two

16' 3" maximum x 18' 8" maximum (4.95m maximum x 5.69m maximum)

Window to rear; space for wardrobes; loft access.

En Suite

Window to side, high-level WC, wash hand basin, shower unit with tiled surround and waterfall shower.

Bedroom Three

15' maximum x 18' 3" maximum (4.57m maximum x 5.56m maximum)

Bay window to front

.En Suite

Window to side, high-level WC, pedestal wash hand basin, freestanding bath with shower.

Bedroom Four

10' 7" maximum x 12' 11" maximum (3.23m maximum x 3.94m maximum)

Window to front and side.

En Suite

Tiled flooring, high-level WC, pedestal wash hand basin, shower unit with tiled surround and waterfall shower.

Outside

Front Of Property

With an incredible block paved in and out driveway to front and sides of property providing parking for up to 15 cars. Gated side access each side of the property to rear garden.

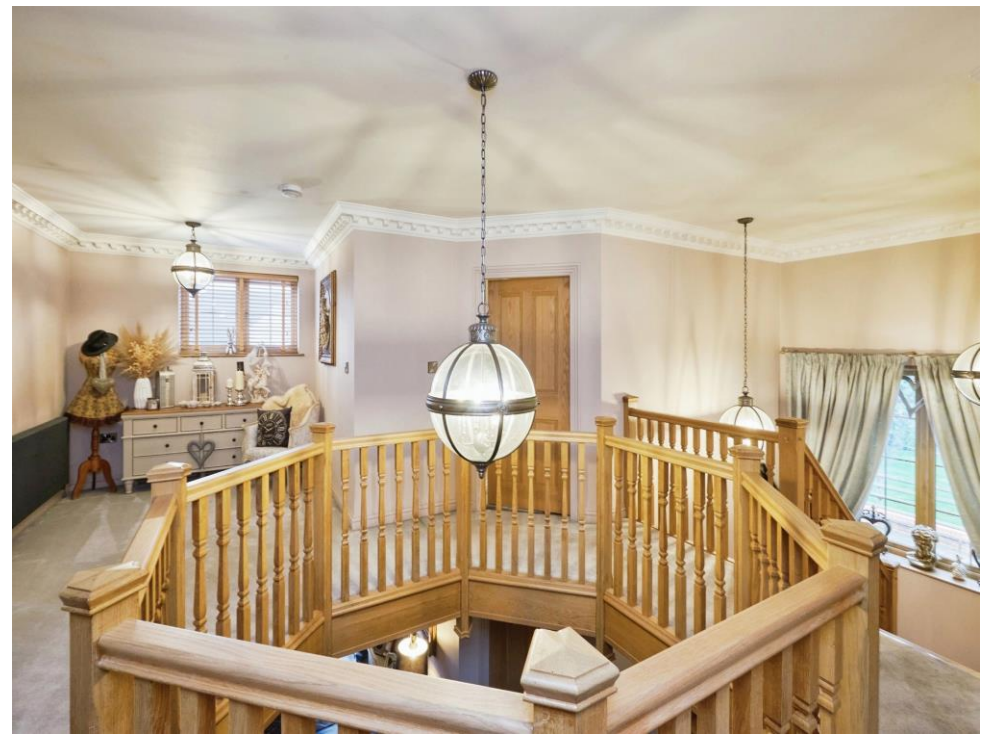
Rear Garden

Beautiful landscaped rear garden, laid to lawn, with large patio with detached 30FT garage with integrated gardeners loo and store. Gorgeous countryside field views and stunning oak tree with power and light.

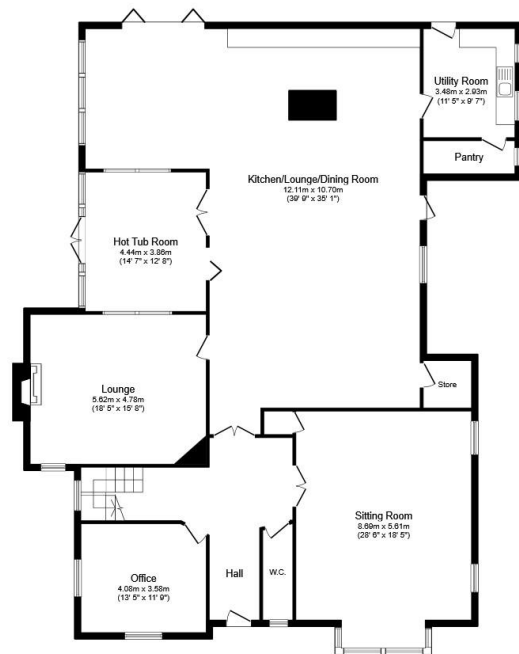
Boiler Room

Housing two boilers to one manifold and water tank, new water, mains gas and electric feed.

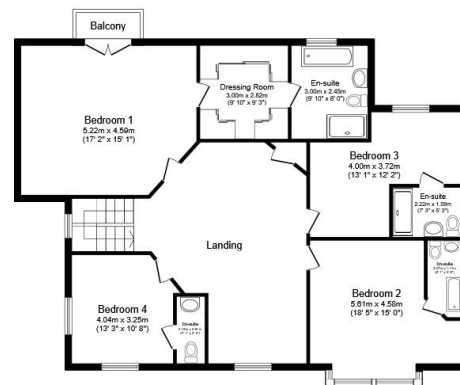




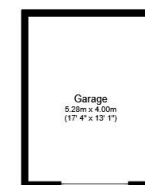




Ground Floor



First Floor



Garage

Total floor area 409.4 sq.m. (4,407 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.focalagent.com

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Tenure: Freehold



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