

**34 School Road  
Bulkington  
BEDWORTH  
CV12 9JD**

**£325,000**



- **LINK DETACHED BUNGALOW**
- **SINGLE GARAGE**
- **TWO DOUBLE BEDROOMS**
- **NO ONWARD CHAIN**

- **DOUBLE GLAZING & GAS CENTRAL HEATING**
- **CONSERVATORY**
- **LOW MAINTENANCE**
- **ENERGY RATING D**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Offered with No Chain, this delightful link detached bungalow on School Road offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property provides ample space for relaxation and entertaining guests. The two well-appointed bedrooms are ideal for a couple or those simply seeking a peaceful retreat.

The bungalow features a thoughtfully designed bathroom, ensuring that all your needs are met in a practical yet stylish manner. The layout of the home promotes a sense of openness and light, making it a welcoming space for all who enter.

The location is particularly appealing, with a variety of local amenities just a stone's throw away. Residents will appreciate the proximity to a library, community hall, and several coffee shops, perfect for leisurely afternoons. Additionally, the nearby church and convenience stores cater to everyday needs, while the accessible bus route makes commuting and exploring the surrounding areas effortless.

This property is not just a home; it is a gateway to a vibrant community, offering a lifestyle that balances tranquillity with accessibility. Whether you are looking to downsize or seeking a serene place to call home, this bungalow in Bulkington is an opportunity not to be missed.

### **Accommodation Comprises**

Entry via upvc part glazed front entrance door into:

#### **Porch**

Upvc double glazed windows to all aspects. Upvc double glazed door into:

#### **Entrance Hall**

Radiator. Access to loft space. Built in cupboard housing gas fired boiler. Underfloor heating.

#### **Living Room**

17'3" x 10'2" (5.26m x 3.10m)

Upvc double glazed doors and window into conservatory. Fireplace. Hardwood door.

#### **Conservatory**

17'1" maximum x 9'7" (5.21m maximum x 2.92m)

Of brick and upvc construction with picture windows and double doors leading to rear garden. Door leading to garage.

#### **Kitchen**

9'11" x 8'0" (3.02m x 2.44m)

Fitted with a range of base units and eye level units with work surface space. One and a half bowl stainless steel sink and drainer unit with mixer tap over. Built in oven, hob, and extractor canopy. Space and plumbing for a washing machine. Upvc double glazed window to front. Double glazed door to side. Hardwood door to hallway.

#### **Bedroom One**

12'1" x 9'1" (3.68m x 2.77m)

Upvc double glazed window to rear. Radiator. Built in wardrobes. Hardwood door.

#### **Bedroom Two**

10'7" x 9'3" (3.23m x 2.82m)

Upvc double glazed bow window to front. Radiator. Hardwood door.

**Shower Room**

With suite to comprise; shower cubicle, wash hand basin, and low level w.c. Tiled walls. Heated towel rail. Underfloor heating. Upvc double glazed window. Hardwood door.

**Front Garden**

Driveway providing off road parking for several vehicles and leading to garage. Area laid to lawn. Flower, shrub, and herbaceous borders.

**Garage**

8'0" x 17'11" (2.44m x 5.46m)

With up and over style door. Power and lighting. Door to conservatory.

**Rear Garden**

Mainly laid to lawn with patio adjacent to the rear of the property. Flower, shrub, and herbaceous borders. Further area laid to paving and resin pathway.

**Agents Note**

Council Tax Band: C

Energy Efficiency Rating: D









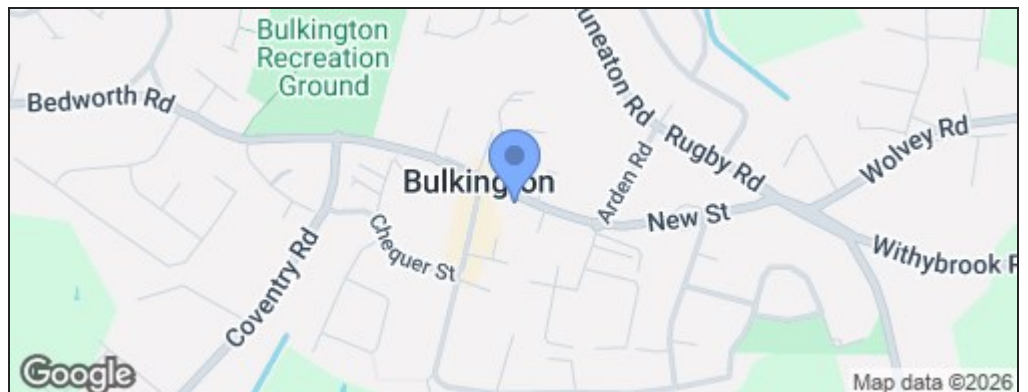


## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 68                      | 78        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.