



35 Salcombe Close | Horeston Grange | CV11 6YS

*****STUNNING THROUGHOUT***NO ONWARD CHAIN***EXTENDED FOUR BEDROOM DETACHED FAMILY HOME***POPULAR LOCATION ON HORESTON GRANGE***SIDE DOUBLE STOREY EXTENSION & BEAUTIFUL CONSERVATORY TO THE REAR, MAKE THIS FAMILY HOME ONE NOT TO BE MISSED!!!!** In brief the property comprises; entrance hall, spacious living room, opening into an extended dining room, stunning conservatory, fitted kitchen, and guests WC. On the first floor are three double bedrooms, including master bedroom with en-suite, a single bedroom, and family bathroom. Also benefiting from UPVC double glazing, gas central heating, 'Amtico' flooring (where specified) block paved drive, single garage, and private landscaped garden with purpose built

Offers In Region Of £399,950

- Extended Detached House
- Four Bedrooms Two Bathrooms
- Stunning Conservatory
- Master Bedroom With En-Suite
- Lovely Fitted Kitchen



Property Description

STUNNING THROUGHOUTNO ONWARD CHAIN***EXTENDED FOUR BEDROOM DETACHED FAMILY HOME***POPULAR LOCATION ON HORESTON GRANGE***SIDE DOUBLE STOREY EXTENSION & BEAUTIFUL CONSERVATORY TO THE REAR, MAKE THIS FAMILY HOME ONE NOT TO BE MISSED!!!! In brief the property comprises; entrance hall, spacious living room, opening into an extended dining room, stunning conservatory, fitted kitchen, and guests WC. On the first floor are three double bedrooms, including master bedroom with en-suite, a single bedroom, and family bathroom. Also benefiting from UPVC double glazing, gas central heating, 'Amtico' flooring (where specified) block paved drive, single garage, and private landscaped garden with purpose built entertainment bar area, with storage. Freehold, Council Tax Band D, EPC Commissioned.

IN MORE DETAIL THE PROPERTY COMPRISES;

ENTRANCE HALL

Access to the property via obscure glazed composite front door, UPVC double glazed windows to front aspect, and side aspects, stairs ascending to first floor landing, panel radiator, 'Amtico' flooring. Door to;

LIVING ROOM

13' 5" x 13' 9" (4.09m x 4.19m) With UPVC double glazed windows to front bay aspect, panel radiator, feature fireplace with inset gas fire, 'Amtico' flooring, and opening into;

DINING ROOM

8' 2" x 17' 5" (2.49m x 5.31m) With UPVC double glazed window to rear aspect, UPVC double glazed French doors leading to the conservatory, panel radiator, 'Amtico' flooring, door to kitchen.

CONSERVATORY

10' 7" x 17' 9" (3.23m x 5.41m) With UPVC double glazed windows to rear and side aspects, UPVC double glazed French doors leading to the garden. Tiled floor, electric panel heater.

KITCHEN

9' 2" x 18' 2" (2.79m x 5.54m) With UPVC double glazed windows to rear aspect, UPVC double glazed door leading to side access. Kitchen comes with a range of wall and base units, with contrasting work tops, inset ceramic one and half bowl sink and drainage unit, built in washing machine, and dishwasher, space for range cooker. Panel radiator, pull out under stairs cupboard, and sliding doors leading to a pantry cupboard, and space for fridge freezer, and panel radiator. 'Amtico' flooring, and bi folding door to;

GUESTS WC

With Obscure UPVC double glazed window to side aspect, low level WC, wash basin, and wall mounted gas central heating boiler. 'Amtico' flooring'.

LANDING

With access to the loft hatch, airing cupboard housing hot water cylinder, and doors leading off to;

MASTER BEDROOM

17' 8" x 8' 4" (5.38m x 2.54m) With UPVC double glazed window to front aspect, panel radiator, fitted wardrobes, door to;

EN-SUITE

4' 9" x 8' 3" (1.45m x 2.51m) With obscure UPVC double glazed window to rear aspect, walk in shower unit, low level WC, wash basin, heated chrome towel rail.

BEDROOM TWO

11' 3" x 17' 9" (3.43m x 5.41m) With UPVC double glazed windows to rear aspect, panel radiator.

BEDROOM THREE

11' 5" x 10' 8" (3.48m x 3.25m) With UPVC double glazed window to front aspect panel radiator.

BEDROOM FOUR

8' 6" x 7' 2" (2.59m x 2.18m) With UPVC double glazed window to front aspect, panel radiator.

FAMILY BATHROOM

5' 7" x 8' 4" (1.7m x 2.54m) With obscure UPVC double glazed window to rear aspect, four piece bathroom suite comprising; roll top bath, corner shower unit, low level WC, wash basin, heated chrome towel rail.

GARAGE

14' 4" x 8' 9" (4.37m x 2.67m) With up and over garage door, electricity supply, and lighting.

OUTSIDE

To the front is a block paved driveway, providing off road parking, with pebbled feature corner border. Side gate leading to side access to the rear.

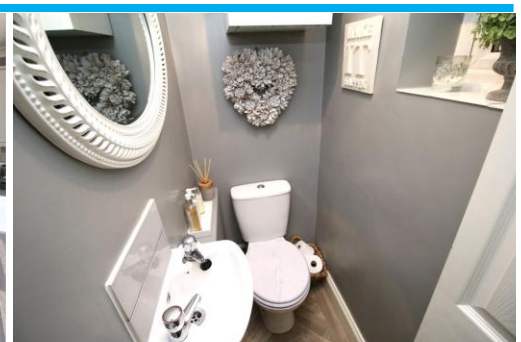
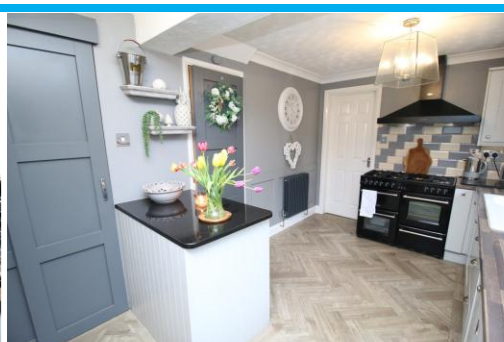
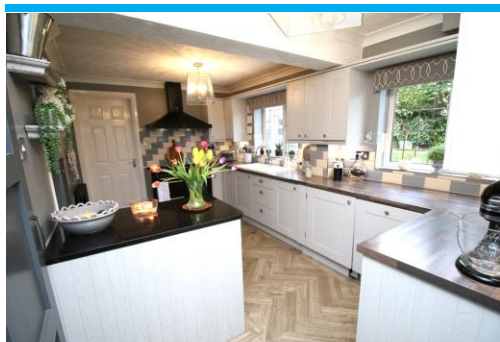
The rear garden has been landscaped with slated tiles, raised steps leading to laid to lawn, feature pond, and further slated tiles. Purpose built entertainment/bar area, with useful storage, with composite cladding.

GENERAL INFORMATION / MATERIAL INFORMATION PART C

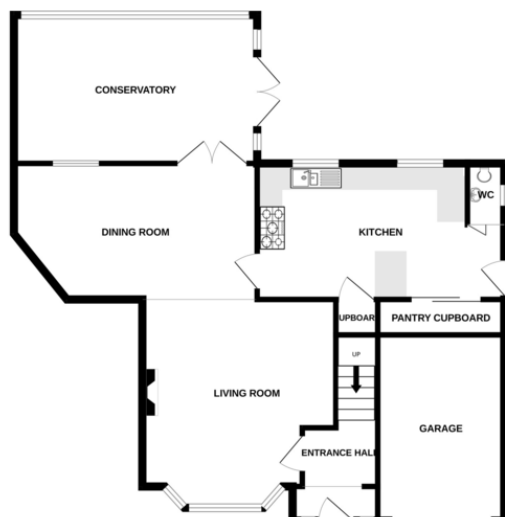
Nuneaton & Bedworth Borough Council. Council Tax Banding D. EPC Commissioned.

Low flood risk

The Vendor has informed the Agent they are not aware of any building



GROUND FLOOR



1ST 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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Tenure

Freehold

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Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements