



Newtown Road, Bedworth, CV12 8QQ

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

**\*\*\*STUNNING FAMILY HOME\*\*\*CHECK OUT THE VIDEO\*\*** An absolutely stunning detached property situated in a well established residential location. In our opinion, the main selling features of the property are;- fully double glazed, gas fired central heating under floor heating to ground floor, lounge, superb open-plan kitchen/dining room, WC off, separate sitting room. On the first floor;- three double bedrooms, master bedroom having dressing room off, bedroom two with shower en-suite facilities, luxurious four piece bathroom suite with his and hers sink units. Outside;- majority walled, part fenced fore garden, access over dropped kerb leading to part block paved ,part stoned drive providing ample parking, rear garden where there is paved patio area leading to lawned garden area beyond, further paved area with brick built outhouse suitable for gym/office. Council Tax Banding C. EPC Rating C.





## Key Features

- Stunning Detached Property
- Lounge
- Superb Open Plan Kitchen/Diner
- Separate Sitting Room/Snug
- Three Double Bedrooms
- Dressing Room Off Bedroom One
- En-Suite Off Bedroom Two
- Brick Built Outhouse/Office
- EPC Rating C Council Tax Banding C

**£375,000**

In more detail, the property comprises:-

Obscure leaded light UPVC front entrance door opening into lounge.

#### LOUNGE

15'3" x 10'9"

Double glazed bay window to front elevation, window seat, log burner set in feature brick fireplace surround upon raised brick hearth, Amtico floor covering. Underfloor heating.

#### OPEN PLAN KITCHEN/ DINING ROOM

38'10" x 25'4"

Double glazed bay window to front elevation, window seat, tiled floor covering. The luxurious kitchen has the benefit of numerous white wall and base unit with oak work surfaces which incorporates:- one and a half bowl stainless steel sink unit hot/cold mixer, three ring gas hob, extractor hood above, built in Bosch oven and microwave with warming drawer, built in fridge freezer, dishwasher and plumbing for washing machine, all with integrated facias, wine cooler, wall mounted gas fired central heating boiler (concealed in one of the units), part tiled, double glazed window to rear elevation, double glazed French doors opening into rear garden, door into WC. Underfloor heating.

#### WC

3'11" x 4'5"

Obscure double glazed window to side elevation, WC flush unit, wash hand basin hot/cold mixer, tiled floor covering, extractor unit, part tiled walls. Underfloor heating.

#### SITTING AREA

11'10" x 11'11"

Cupboard housing consumer unit. Amtico floor covering. Underfloor heating.

On the first floor:-

#### LANDING

Hand banister, spindle balustrades.

#### BEDROOM ONE

10'1" x 19'7"

Double glazed windows to front and side elevation (side elevation window being obscure), hot water radiator, double doors opening into dressing room.

#### DRESSING ROOM

5'8" x 6'9"

Access to roof space via drop down wooden ladder (fully boarded- suitable for further upwards extension subject to appropriate regulations being approved).

#### BEDROOM TWO

19'10" x 8'5"

Double glazed window to rear elevation, hot water radiator set beneath, Amtico floor covering, door into shower en suite.

#### SHOWER EN-SUITE

6'5" x 4'4"

Obscure double glazed window to rear elevation, heated towel rail, fully tiled walls, shower suite comprises:- corner shower cubicle with shower screen, shower tray, WC flush unit, wash hand basin hot/cold mixer, storage cupboards beneath.

#### BEDROOM THREE

15'3" x 10'10"

Two double glazed windows to front elevation, hot water radiator, Amtico floor covering.

#### LUXURIOUS BATHROOM

12'10" x 11'11"

Two obscure UPVC double glazed windows to rear elevation, tiled floor covering. The bathroom suite comprises:- corner panel bath hot/cold, shower cubicle with shower unit above shower tray, shower screen, WC flush unit, his and hers sinks, walls tiled to half wall height, fully tiled around the shower and WC area, extractor unit, heated towel rail. Underfloor heating.

#### OUTSIDE

Majority walled, part fenced foregarden, direct access over dropped kerb, ample parking over part block paved, part stoned area. The rear garden has a block paved patio area leading to lawned garden area beyond, part walled, part fenced with further patio area to rear.

#### BRICK BUILT OUTHOUSE/OFFICE

19'3" x 9'5"

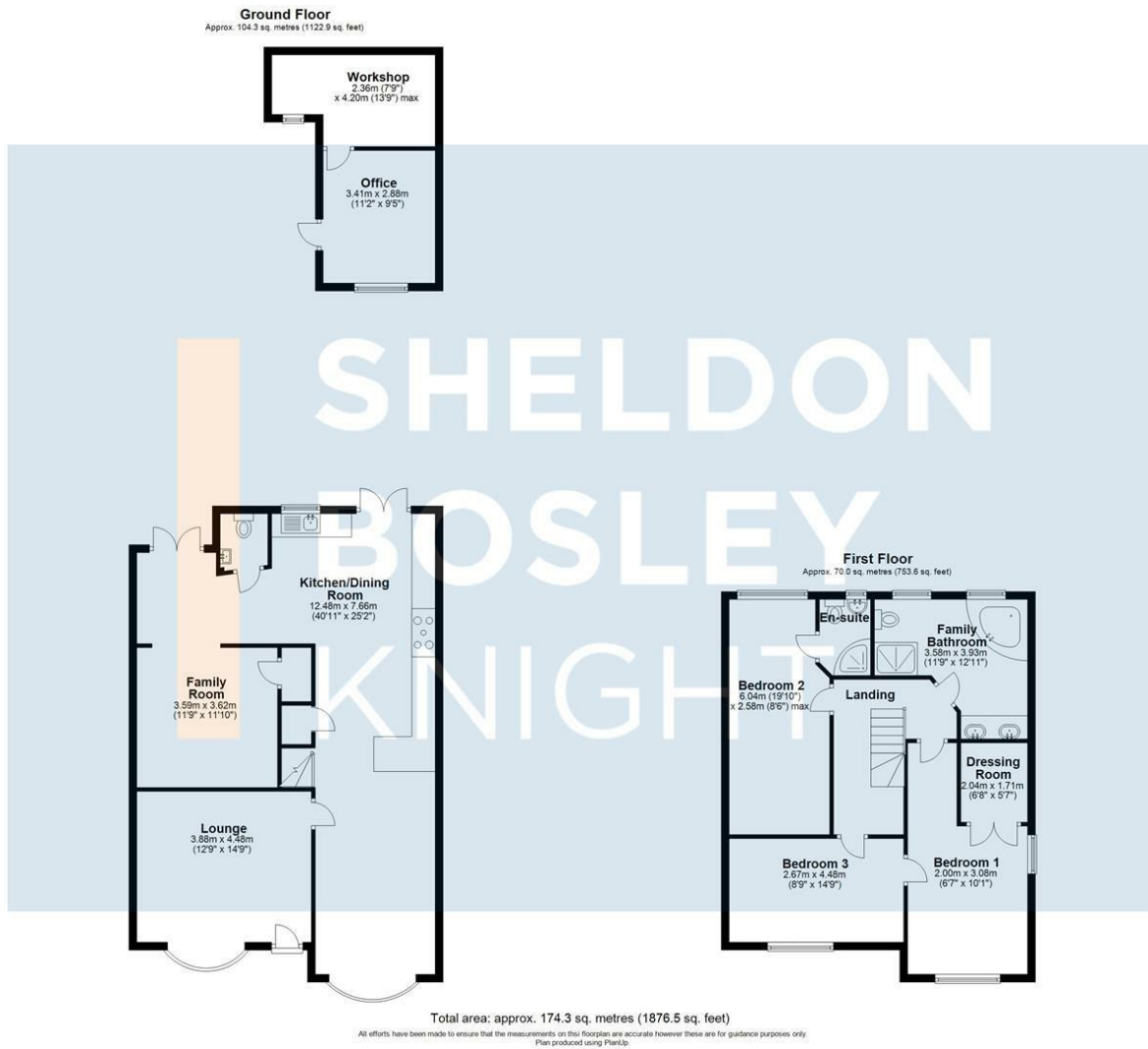
Pitched tiled roof, power and heating, two double glazed windows, tiled floor covering, work surface, storage cupboard beneath, ethernet connection, suitable for gym/ office.







# Floorplan



EPC Rating - C

Tenure - Freehold

Council Tax Band - C

Local Authority  
Nuneaton & Bedworth Borough Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

# Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

[sheldonbosleyknight.co.uk](http://sheldonbosleyknight.co.uk)



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