

4 Bedroom House - Detached
located on Orchard Street,
Bedworth
Offers Over £350,000

 **UP Estates**



****TWO LOFT ROOMS & THREE BEDROOMS**** Opportunities like this do not come up often... UP Estates are excited to present to market this beautifully extended & modern home nestled away in a sought after location in Bedworth. Meticulously designed for modern living, with space in abundance and still areas which will allow you to put your stamp on this unique property. This home will really take your breath away! Situated on a private street which is convenient for easy daily access to Bedworth, Nuneaton and the M6 Motorway network, as well as having an abundance of local amenities and being close to Bedworth town centre. Boasting; secure front garden and side driveway, entrance hall, stunning sizeable open plan lounge kitchen diner, bar area, coat/boot room, utility room, private spacious rear garden, three double bedrooms, two loft rooms, bathroom and ensuite. Call now to secure your viewing appointment!

HALLWAY

A spacious and inviting hall providing access to all ground level rooms located in the property.

DINING AREA

12'6" x 14'2"

A light and airy formal dining room, with traditional bayed window overlooking the front aspect, stairs leading to the first floor rooms and a large opening to the kitchen/living area.

FAMILY KITCHEN/LIVING AREA

13'7" x 44'1"

A modern and carefully thought out open plan kitchen/living area perfect for entertaining and gatherings, starting with a large kitchen surrounded and including base mounted units with roll top work surfaces over, a stainless steel sink with drainer and mixer tap, space for multiple appliances and a breakfast bar area. Leading into the living area which the space is accentuated by a expansive roof lantern allowing a plethora of natural light into the room, this being complimented sliding doors overlooking the rear garden.

BAR/UTILITY AREA

8'2" x 8'8"

Allowing through access to the hall and living area, this space is versatile in use and is currently being used bar area for entertaining.

BEDROOM ONE

14'1" x 17'8"

A large master bedroom with a window overlooking the front aspect of the property, central heated radiator and sliding doors leading to the private ensuite.

Offers Over
£350,000

- TWO LOFT ROOMS & THREE BEDROOMS
- Ensuite & Bathroom
- Stunning Open Plan Lounge Kitchen Diner
- Driveway
- Sought After Location
- Private Spacious Rear Garden





ENSUITE

7'1" x 8'11"

A showstopping ensuite which is access via character sliding doors from the master bedroom, bigger than most family bathrooms and boasting a feature roll top bath tub, spacious tiled shower cubicle, low level W/C, pedestal wash basin and opaque double glazed windows.

BEDROOM TWO

11'8" x 11'8"

Having a central heated radiator and double glazed window to the rear aspect.

BEDROOM THREE

11'9" x 11'8"

Having a central heated radiator and double glazed window to the rear aspect.

FAMILY BATHROOM

5'11" x 8'6"

Being partially tiled and having a panelled bath, shower cubicle, low level W/C, pedestal wash basin, central heated towel rail and a double glazed opaque window.





COAT/BOOT ROOM

7'1" x 9'3"

Another versatile space, having a window and door leading to the side aspect of the property.

UTILITY ROOM

6'1" x 14'11"

A utility area perfect for indoor storage whilst providing access to the rear garden.

LOFT ROOM ONE

8'3" x 12'4"

With access to eaves storage, central heated radiator and skylight overlooking.

LOFT ROOM TWO

7'10" x 17'10"

With access to eaves storage, central heated radiator and skylight overlooking.



REAR GARDEN

A private and secure rear garden perfect for entertaining on summer evenings, benefitting from being very low maintenance and having mature shrubbery surrounding.

DISCLAIMER

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

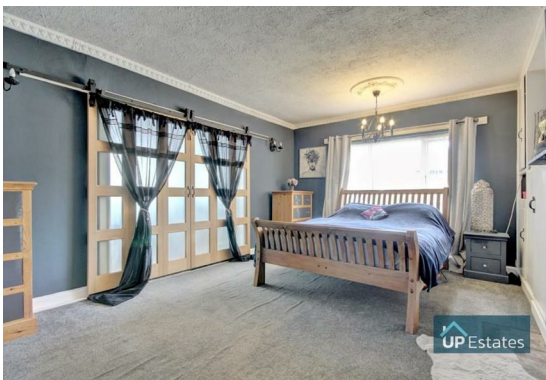
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.



All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

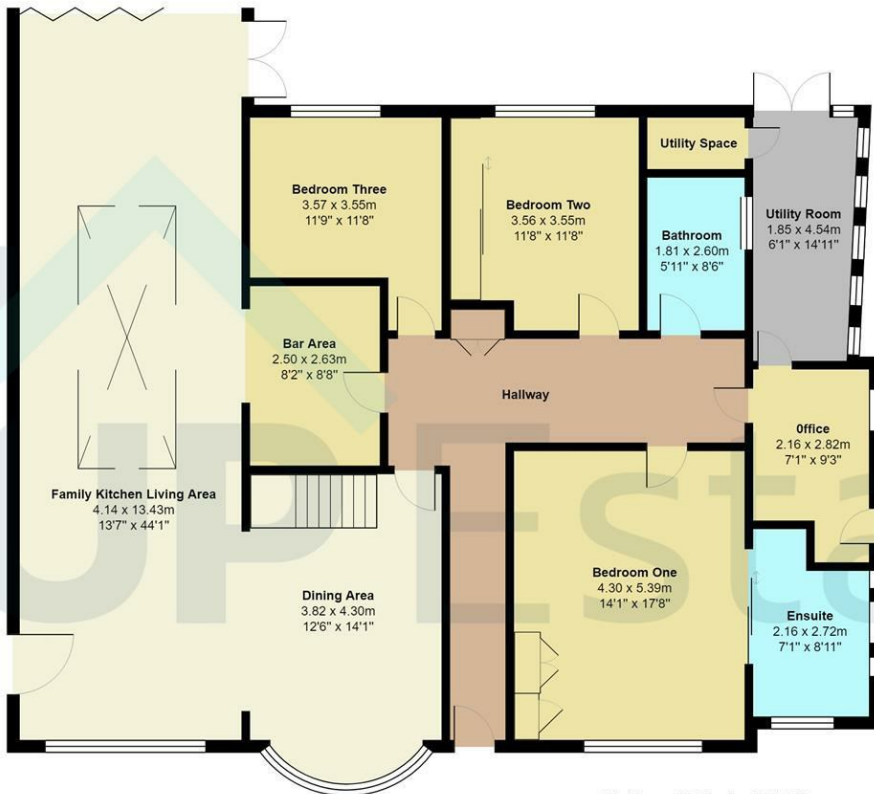
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Orchard Street, Bedworth





Total Area: 237.4 m² ... 2555 ft²

All measurements are approximate and for display purposes only

CONTACT

Up Estates,
11 Dugdale Street
Nuneaton
Warwickshire
CV11 5QJ

E: enquiries@upestates.co.uk
T: 024 7771 0790

UP Estates