



**3 Bedroom House - Semi-Detached**  
**located on Benn Road, Bulkington**  
**Offers Over £290,000**

**UP Estates**





**\*\*BEAUTIFULLY PRESENTED THREE BEDROOM FAMILY HOME - STUNNING PRIVATE GARDEN - GARAGE & DRIVEWAY\*\*** Situated in a sought after part of Bulkington is this beautiful three bedroom semi-detached family home available for purchase. Very briefly comprising; front lawn, driveway, garage, porch, entrance hall, lounge diner, kitchen, lobby and private rear garden to the ground floor. On the first floor are three bedrooms with fitted wardrobes followed by the family bathroom. This property also benefits from a Eufy cctv video doorbell.

#### **FRONT ASPECT**

An attractive semi-detached family home with front garden, driveway, electric door into garage and door into porch.

#### **PORCH**

With double glazed windows and door into entrance hall.

#### **ENTRANCE HALL**

A welcoming entrance hall with central heated radiator, stairs ascending to the first floor and door into lounge diner.

#### **LOUNGE DINER**

13'11" x 24'4"

An open plan family lounge diner with ample space for furnishings, doors to the rear aspect, double glazed windows to the front aspect, gas fireplace and central heated radiator.

#### **KITCHEN**

12'7" x 9'2"

A good sized kitchen boasting a matching range of wall and base mounted units with work surfaces over. double glazed windows to the rear aspect, vertical modern central heated radiator, integrated appliances including; double oven with combi microwave, fridge freezer, five ring gas hob, extractor, dishwasher, washing machine and combi sink with filter tap, mixer tap, integral soap dispenser & sinkerator.

Offers Over  
£290,000

- BEAUTIFULLY PRESENTED THREE BEDROOM FAMILY HOME
- GARAGE WITH ELECTRIC DOOR & LOFT STORAGE
- GORGEOUS, PRIVATE REAR GARDEN WITH SHED
- OPEN PLAN LOUNGE DINER
- KITCHEN WITH INTEGRAL APPLIANCES
- SOUGHT AFTER BULKINGTON LOCATION





**LOBBY**

With doors to garden, garage & kitchen.

**GARAGE**

7'8" x 16'7"

Benefiting from remote controlled electric roller shutter door to the front aspect, having power and electric. There is also space for storage.

**REAR ASPECT**

A gorgeous, private rear garden initially paved followed by lawn with fenced boundary, mature shrubs and storage shed.

**LANDING**

With doors to accommodation, double glazed window to the side aspect and stairs ascending from the ground floor.

**BEDROOM ONE**

9'11" x 14'9"

A large double bedroom with double glazed windows, central heated radiator and integrated wardrobe storage.







#### **BEDROOM TWO**

8'11" x 11'2"

A double bedroom with double glazed windows, central heated radiator and integrated wardrobe storage.

#### **BEDROOM THREE**

6'11" x 10'8"

A single bedroom with double glazed windows, central heated radiator and integrated wardrobe storage.

#### **BATHROOM**

7'1" x 10'8"

Being tiled throughout with paneled bath, waterfall shower over, WC and hand wash basin mounted in vanity unit, central heated towel rail and double glazed opaque window.



#### **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 contact 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.





Benn Road, Bulkington





Total Area: 102.8 m<sup>2</sup> ... 1106 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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