

**4 Bedroom House - Detached**  
**located on Pebblebrook Way,**  
**Bedworth**  
**£325,000**

**UP Estates**





Wow what an opportunity - superb value for money family home! \*\*FOUR BEDROOMS - TWO EN-SUITES - CONSERVATORY - GATED, AMPLE PARKING\*\* Situated with a quiet position, this superb family home TICKS A LOT OF BOXES, and offers practical living space, with further scope to develop and offer living space via converted garage (subject to correct planning and building consents). It is rare to find a home with a gated driveway, low maintenance rear garden and THREE DOUBLE BEDROOMS!

In brief comprising: Entrance hall, cloakroom/WC, fitted kitchen, lounge/dining room, conservatory. On the first floor there are three bedrooms, a family bathroom and en-suite shower room to bedroom 2. On the second floor a fabulous master bedroom with en-suite shower room and storage into the eaves. The property benefits from a gas central heating system and double glazed windows throughout. Outside offers ample parking for several vehicles on the driveway, single garage and a low maintenance rear garden with wooden summer house/gazebo, playhouse and storage shed included. Internal viewing comes highly recommended by Reeds Rains. EPC RATING = C

#### IMPORTANT NOTE TO PURCHASERS

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.

£325,000

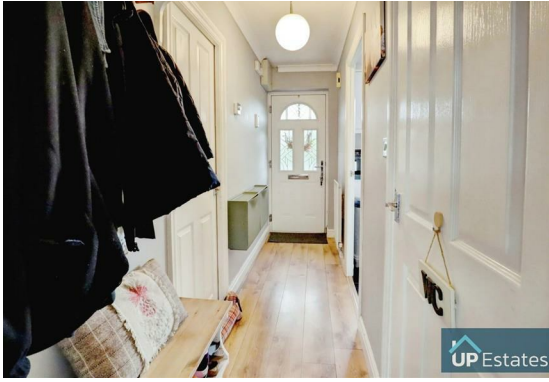
- DETACHED FAMILY HOME
- FOUR BEDROOMS (TWO ENSUITES)
- GATED DRIVEWAY PARKING
- QUIET SOUGHT AFTER POSITON
- GARAGE & MULTI VEHICLE DRIVEWAY
- LOUNGE DINER WITH CONSERVATORY OFF
- THREE BATHROOMS
- LOW MAINTENANCE, LANSCAPED REAR GARDEN





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



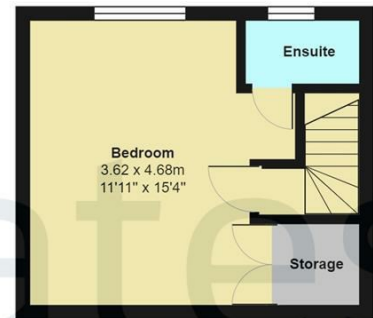
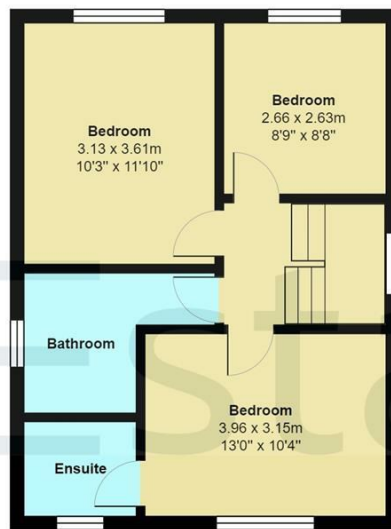






Pebblebrook Way, Bedworth





Total Area: 131.1 m<sup>2</sup> ... 1412 ft<sup>2</sup> (excluding storage)

All measurements are approximate and for display purposes only

## CONTACT

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