

3 Bedroom House - Semi-Detached
located on Coventry Road,
Bulkington
Offers Over £300,000

UP Estates

****EXTENDED SEMI DETACHED - 3 BEDROOMS, ONE EN-SUITE - DRIVEWAY PARKING - NON OVERLOOKED POSITION - NATURAL VIEWS TO FRONT AND REAR****

Welcome to this lovely extended, semi-detached property located on Coventry Road, Bulkington. The downstairs of this traditionally gorgeous home briefly comprises; entrance hallway, under-stair cupboard, bathroom, dining room, lounge, kitchen and conservatory. The upstairs comprises; landing, 3 bedrooms and one en-suite bathroom. Outside you will find the long, paved driveway with room for multiple cars.

This property has been cared for intensely throughout its lifetime and this is evident as you explore the immaculately presented interior that could be yours. With a cosy conservatory at the properties rear, you will never fail to find a spot to rest and relax while navigating your day to day life at home. As you enter the garden, it becomes evident that this property is located within a stunning area as you can experience vast field views to the front and rear.

The location of this property could not be better. It is on the main B4109 road which takes you into the local village of Bulkington and extends to the more vastly populated areas of Bedworth and Coventry. You are only a short distance away from all the amenities you could need while being far away enough that your home life will be peaceful and pleasant.

Do not miss an opportunity to miss this beautiful home by contacting Up Estates today.



Property Overview

in brief the property comprises; entrance hall, dining room, lounge, bathroom, extended and refitted kitchen, conservatory, first floor landing, three bedrooms with master having refitted ensuite facilities. Outside to the rear aspect lies an enclosed and well maintained garden with lawned garden to front and block paved hardstanding providing off road parking and extending to side. An internal inspection is highly recommended to appreciate the size and quality of the accommodation on offer.

In more detail the property comprises:-

Entrance Hall - Entry via double glazed front door, central heating radiator, laminate flooring, stairs rising to first floor landing, built in under stairs storage cupboard, doors leading to lounge, refitted bathroom, dining room.

Dining Room - 12'6" (into bay) x 11'9" (3.81m (into bay) x 3.58 - Double glazed bay window to front aspect, central heating radiator.

Ground Floor Bathroom - Double glazed window to side, heated towel rail, tiled walls with suite comprising of;- low level WC, hand wash basin housed in vanity unit, bath with electric shower over.

Lounge - 12' x 11'9" (3.66m x 3.58m) - Double glazed patio door to conservatory, central heating radiator, feature fireplace housing coal effect gas fire, door to extended and refitted kitchen.

Extended And Refitted Kitchen - 11' x 8'5" (3.35m x 2.57m) - Double glazed window to rear, central heating radiator, double glazed door to conservatory, space and plumbing for washing machine, range of wall and base units with roll top work surfaces over featuring integrated dishwasher, built in hob with extractor over and oven under, sink unit inset with tiled splashback areas.

Conservatory - 10'2" x 8'6" (max) (3.10m x 2.59m (max)) - Brick based construction, double glazed outlook to rear, double glazed doors leading to rear garden and tiled floor.

First Floor Landing - Double glazed window to side, access to majority boarded loft space, doors leading to bedrooms.

Bedroom One - 13'1" (into bay) x 14'6" (max) (3.99m (into bay) - Double glazed bay window to front, central heating radiator, fitted wardrobes, door to refitted ensuite.

Refitted Ensuite - Double glazed window to front, heated towel rail, suite comprising of;- low level WC, hand wash basin housed in vanity unit, corner shower cubicle with shower over.

Bedroom Two - 12' x 10'4" (max) (3.66m x 3.15m (max)) - Double glazed window to rear, central heating radiator, fitted wardrobes.

Bedroom Three - 9' x 6'3" (max) (2.74m x 1.91m (max)) - Double glazed window to rear, central heating radiator, fitted wardrobes, built in airing cupboard housing wall mounted combination boiler.

Outside - To the rear aspect lies an enclosed and well maintained garden enjoying open aspects and comprising of;- paved patio area, pedestrian gated access to front, remainder being laid to lawn with established shrub and flower borders, further decked patio area. To the front aspect there is a lawned garden, block paved hardstanding providing off road parking and extending to side and also enjoying an open aspect to front.

Offers Over £300,000

- EXTENDED SEMI DETACHED
- TRADITIONAL DOUBLE BAY FRONTED
- TWO RECEPTION ROOMS + CONSERVATORY
- THREE BEDROOMS (ONE EN-SUITE)
- TWO BATHROOMS
- DRIVEWAY PARKING
- NON OVERLOOKED POSITION
- FIELD VIEWS FRONT AND REAR





PROPERTY INFORMATION SUMMARY

Council Tax Band: C
Local Authority: Nuneaton & Bedworth
Tenure: Freehold
Maintenance or Service Charges: N/A
EPC Certificate Rating: E
Approx. Total Floor Area: 1053.00 sqft
Heating System: Gas Central Heating

IMPORTANT NOTE TO PURCHASERS

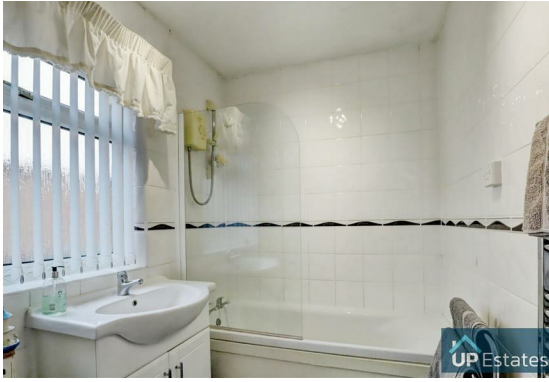
Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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 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.



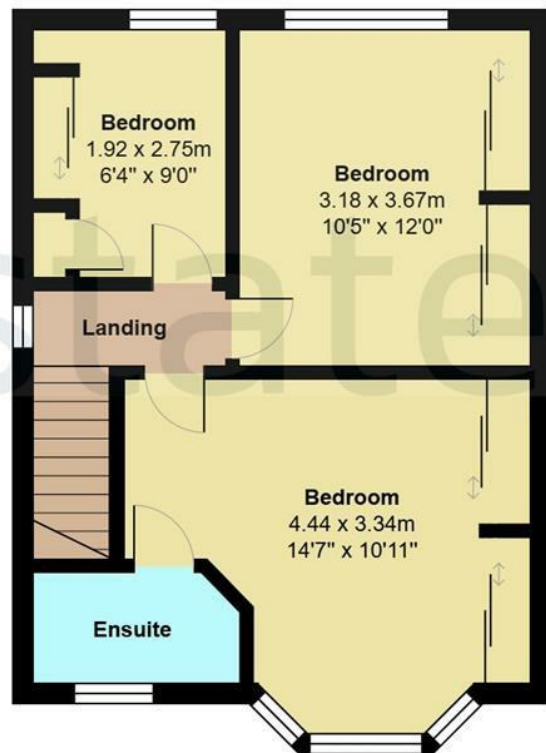


Coventry Road, Bulkington





Total Area: 97.9 m² ... 1053 ft²
All measurements are approximate and for display purposes only



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