



3 Bedroom House - Detached
located on Gainsborough Drive,
Bedworth
£325,000

 **UP Estates**



£325,000

- SUBSTANTIALLY EXTENDED DETACHED RESIDENCE
- THREE DOUBLE BEDROOMS (ONE EN-SUITE)
- TANDEM GARAGE WITH 3m HIGH ROOF PITCH + LOFT STORAGE ABOVE
- CIRCA 1,400 SQ FT IN ALL
- TWO SPACIOUS RECEPTION ROOMS DOWNSTAIRS
- DRIVEWAY PARKING FOR TWO VEHICLES + ROOM FOR MORE WITH SOME LANDSCAPING
- QUIET CUL DE SAC POSITION
- LANDSCAPED, SOUTH FACING PRIVATE REAR GARDEN
- REFITTED FAMILY BATHROOM
- OWNED SOLAR PANELS REDUCING ELECTRICITY BILL + PASSIVE INCOME

APPROACHING CIRCA 1,400 SQ FT - UNIQUE OPPORTUNITY - SPACIOUS & SUBSTANTIALLY EXTENDED DETACHED HOME – TANDEM LENGTH GARAGE WITH 3m HIGH ROOF PITCH & BOARDED LOFT STORAGE - THREE DOUBLE BEDROOMS (ONE WITH EN-SUITE) – TWO RECEPTION ROOMS - SOUTH-FACING LANDSCAPED GARDEN WITH SUMMER HOUSE, ARBOUR & MULTIPLE SEATING AREAS - INTEGRATED KITCHEN APPLIANCES - SOLAR PANELS - QUIET CUL-DE-SAC LOCATION

If you've been searching for something with space, versatility, and a few unique extras - this could be the one. Perfect for those needing room for a caravan, horse box, workshop, or even a home business, the large tandem garage with its high pitched roof and boarded loft area offers fantastic potential for storage, hobby use, or possible conversion (subject to relevant consents).

Inside, the home boasts two well-proportioned reception rooms and a stylish kitchen complete with integrated appliances, making it ideal for modern family living. All three bedrooms are doubles, with the primary bedroom benefiting from an en-suite.

Outside, the beautifully landscaped, south-facing rear garden is a real highlight – featuring a summer house, charming arbour, patio area, and multiple seating spots to enjoy the sun throughout the day. It's a peaceful space perfect for relaxing or entertaining.

Located in a quiet cul-de-sac with off-road parking for two vehicles, owned solar panels help to reduce utility costs and can even generate income off the grid.

EPC pending.

Call us to arrange your viewing!

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.





Gainsborough Drive, Collycroft, Bedworth





Total Area: 130.1 m² ... 1400 ft²

All measurements are approximate and for display purposes only

CONTACT

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