



*A Unique Approach To
Selling Homes.*

380 Nuneaton Road, Bulkington

Offers Over £325,000

3 2 2



You simply **HAVE** to visit this stunning, three-bedroom detached property in Bulkington! It is immaculately renovated throughout and offers plenty of space, ideal for any family to move in immediately!

This home welcomes you with an airy, light-filled entry hall featuring a tall ceiling and a 'L'-shaped staircase. The hallway is a great size for storing shoes, hanging jackets, and other items without feeling crowded. The spacious living room, which spans the whole width of the house, is located to the right of the hallway. In addition to having a classic fireplace to create a pleasant atmosphere, the area is flooded with daylight from the long window.

The open kitchen/diner is located to the left of the hallway. It is a stunning space that has undergone superb renovations in the previous few years and offers enough cabinet space while still feeling open and spacious. Along with a contemporary breakfast bar and separate eating area, this kitchen opens to the utility room and lavatory downstairs. There is another sitting area at the back of the kitchen, with French doors leading out to the well-kept garden. The garden is quite large and receives sunlight throughout the day. The first half has a patio that opens to the recently cut lawn and a wonderful covered sitting area. This garden is the ideal setting for entertaining in the summer.

Upstairs contains three generously sized bedrooms. Every bedroom is incredibly light-filled and has ample room for furniture. On the first floor you will also find the family bathroom, equipped with a shower, toilet and washbasin.

This home offers a single garage at the rear, in addition to parking for five or six cars.

Anti Money Laundering

We will appreciate your co-operation in fulfilling our requirements to comply with anti money laundering regulations. As well as traditional methods of producing photographic ID and proof of address, Xchange Properties as the Agent may also use an electronic





TOTAL FLOOR AREA: 134.0 sq. m (144.5 sq. ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other parts are approximate and the responsibility to take the very early possession view is reserved. They also do not include any areas that may be used as lock for any prospective purchaser. The services, appliances and equipment shown herein should not be guaranteed as to their quality or efficiency can be given.
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- Detached Property
- 3 Spacious Bedrooms
- Open Plan Kitchen/Diner
- Off-road Parking For Multiple Cars
- Downstairs W/C & Utility
- Detached Single Garage
- Loft Access With Plenty Of Storage
- Semi-Rural Location
- EPC - D
- Nuneaton And Bedworth Borough Council - Tax Band D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	