



Connells

Newbold Road
Barlestone Nuneaton



Property Description

This spacious five-bedroom detached bungalow stands on a good sized plot with open views to the front and rear views to open fields. Situated in a village location, the property benefits a conservatory and a large double heated garage, incorporating a workshop and additional WC.

The accommodation comprises rear porch, entrance hallway, further WC located just off the entrance hall, lounge, dining room/bedroom 5, fitted kitchen, utility room, master bedroom with en-suite and three further bedrooms and family bathroom. The property also has a large attic space which subject to planning permission, could be converted into an additional bedroom with en-suite and walk-in wardrobe.

Rear Porch

Having door to the rear elevation and further door into the entrance hallway.

Entrance Hallway

Having access to accommodation.

Lounge

26' 1" x 15' 11" (7.95m x 4.85m)

Having window to the side elevation and patio doors to the side overlooking the side gardens, feature fireplace with log burner.

Dining Room / Bedroom 5

14' 7" x 13' 8" (4.45m x 4.17m)

Having patio doors to the side elevation, radiator and wall light points. Currently a dining room but could easily be converted to a 5th bedroom.

Fitted Kitchen

13' 1" x 12' 6" (3.99m x 3.81m)

Having window to the front elevation, a range of wall and base units with drawers and work surfaces over, inset sink unit, inset hob and built in oven with cooker hood over and plumbing for dishwasher. Access through to the utility room.

Utility Room

9' 11" x 7' 6" (3.02m x 2.29m)

Having window to the front elevation and stable door to the front elevation.

Cloakroom

Comprising WC and wash hand basin, with window to the rear.

Master Bedroom

12' 5" x 11' 5" (3.78m x 3.48m)

Having windows to the side and fitted wardrobes. Access to the en-suite.

En-Suite

Comprising shower, WC and wash hand basin.

Bedroom 2

17' 5" x 11' 5" (5.31m x 3.48m)

Having bay window to the side elevation, window to front elevation and radiator.

Bedroom 3

11' 5" x 9' 11" (3.48m x 3.02m)

Having window to the rear and fitted wardrobes.

Bedroom 4

11' 6" x 8' 2" (3.51m x 2.49m)

Having window to the rear and radiator.

Bathroom

The bathroom is fitted with a white suite comprising shower cubicle, jacuzzi bath, vanity wash hand basin and WC, with fitted bathroom furniture, wall units, ceramic tiling, heated towel rail and obscured window.

To The Outside

The property entrance has electric remote controlled gates. To the front elevation there is a driveway to the side leading onto a further tarmac driveway which gives access to the double garage. The garage is heated and has twin remote controlled up and over doors, with workshop, additional WC and attic space.

There are matured gardens which are mainly laid to lawn, with maturing flower and shrubbery borders and maturing trees.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: D

Tenure: Freehold

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