



Connells

Epsom Close
Bedworth



Property Description

Tucked away in this small cul de sac upon this popular residential area is this modern detached residence offering comfortable family accommodation of good proportions throughout, benefiting from solar panels and electric car charger. The accommodation briefly comprises: ground floor w/c. lounge, conservatory, fitted kitchen/diner and utility. Upstairs there is a family bathroom, four bedrooms, master bedroom with en-suite. Externally there are front & rear gardens, off road parking and a garage.

Approach

Front door.

Entrance Hall

Storage cupboard, laminate flooring, radiator.

Ground Floor W/C

Tiled, comprising toilet, wash hand basin with tiled splashback, radiator, laminate flooring and double glazed window to the front elevation.

Lounge

21' 11" x 11' 6" max (6.68m x 3.51m max)
Double glazed window to the front elevation, two radiators, television point, and fireplace surround with electric fire, laminate flooring and double glazed patio doors opening to the conservatory.

Conservatory

12' 11" x 11' 7" (3.94m x 3.53m)
Double glazed doors to the side elevation.

Fitted Kitchen/ Diner

20' 6" x 12' 5" (6.25m x 3.78m)
Range of wall and base mounted units incorporating an inset single drainer sink unit with work surfaces and tiled splashbacks over. three multipurpose ovens with cookerhood, fan assisted microwave, space for domestic appliances, two radiators, double glazed window to the rear elevation, double glazed doors leading to the rear garden and further door to;

Utility

9' 3" x 5' 1" (2.82m x 1.55m)
Comprising wall and base units incorporating a stainless steel sink unit with work surfaces. Plumbing for washing machine and tumble dryer and double glazed window to the front elevation.

First Floor Landing

Double glazed skylight.

Bedroom One

14' 5" x 9' 3" plus recess (4.39m x 2.82m plus recess)
Double glazed window to the rear elevation, built-in wardrobes with side cabinets, ceiling fan and radiator.

En-Suite

Tiled, comprising shower cubicle, wash hand basin set into vanity unit, toilet, radiator, extractor fan and double glazed window to the front elevation.

Bedroom Two

10' 8" x 9' 3" (3.25m x 2.82m)
Double glazed window to the front elevation and radiator.

Bedroom Three

12' 5" x 10' 8" (3.78m x 3.25m)
Double glazed window to the rear elevation, ceiling fan and radiator.

Bedroom Four

9' 3" x 6' 8" (2.82m x 2.03m)
Double glazed window to the rear elevation, built-in wardrobe, dressing table, ceiling fan and radiator.

Fitted Bathroom

Tiled, comprising bath with shower over, wash hand basin set into vanity unit, toilet, radiator and double glazed window to the front elevation.

Outside

Front Of Property

Astro turf with access to driveway providing off road parking for several vehicles and garden tap.

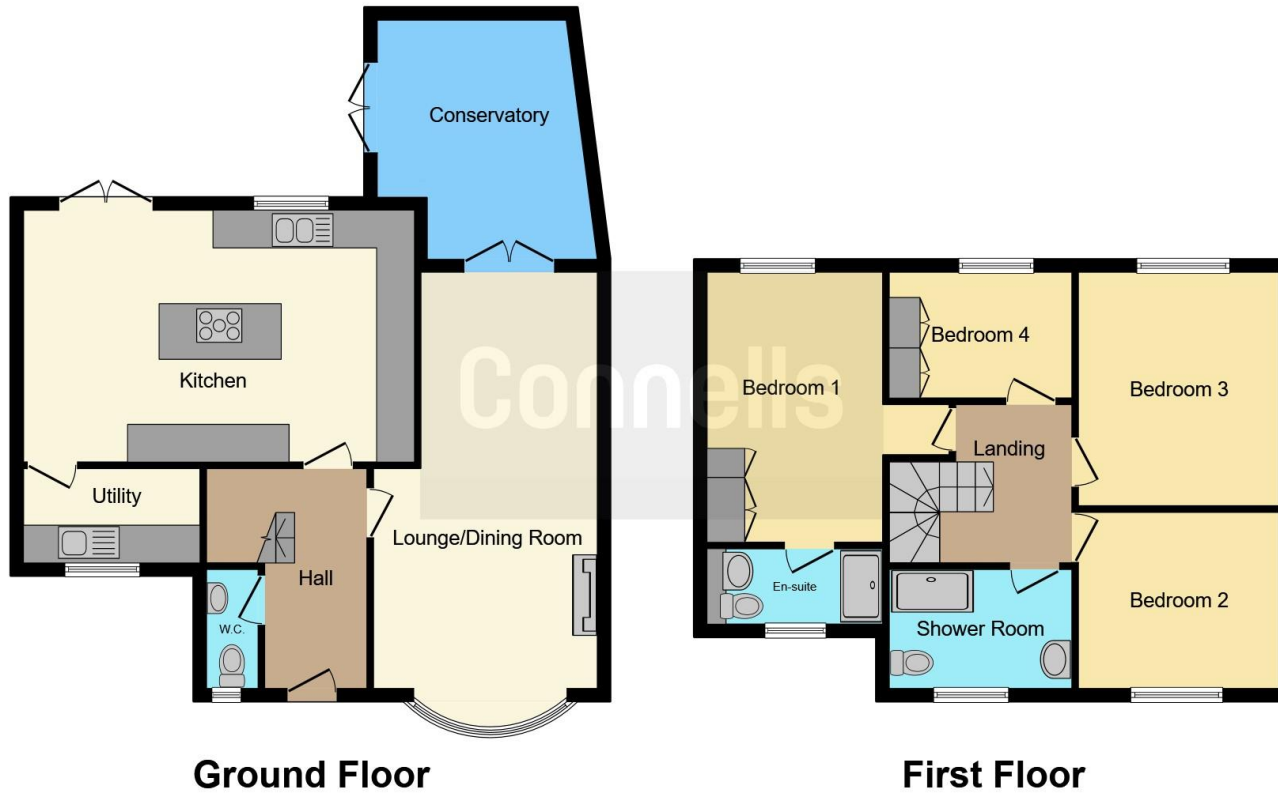
Rear Garden

Decked patio area with astro turf, brick built barbecue, rain water tank, 4 power sockets and garden shed.

Garage

16' 10" x 8' 2" (5.13m x 2.49m)
With electric and loft space.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: B

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Tenure: Freehold



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