



408 Nuneaton Road, Bulkington, Warwickshire, CV12 9SB

HOWKINS &  
HARRISON



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Bulkington,  
Warwickshire, CV12 9SB

Guide Price: £700,000

Occupying a generous plot, a stunning four bedroom detached family home having been completely refurbished and modernised by the present owners in recent years. Boasting high specification throughout, offering plenty of modern open plan living space in brief comprising, three reception rooms, spacious kitchen/breakfast room and utility room.

To the first floor there are four excellent size bedrooms and a family bathroom. The master bedroom also has an en-suite shower room.

Externally the property is approached via a double gated entrance leading to ample parking and a detached double garage.



## Location

Bulkington is a large village located a few miles from Bedworth and has two schools, St James Church of England Junior School and Arden Forest Infant School. The village is served by four churches, St James' Parish Church, Our Lady of the Sacred Heart Catholic Church, Ryton Methodist Church and Bulkington Congregational Church. There is also a shopping centre and a variety of clubs and societies. Nicholas Chamberlaine secondary school is just 1.8 miles away. Nearby, is Weston Hall, a 16th Century manor house which is set in seven acres of grounds and offers hotel accommodation and fine dining in a traditional setting. Bulkington is conveniently situated for access to major road networks, Bedworth Railway Station and the M6, making it ideal for the commuter.



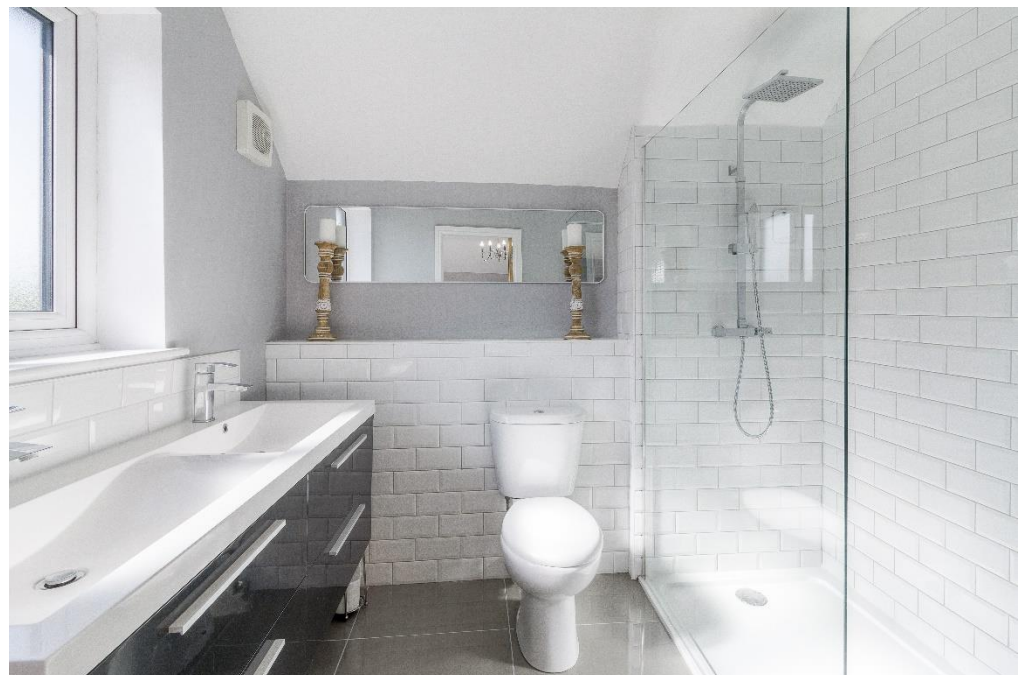
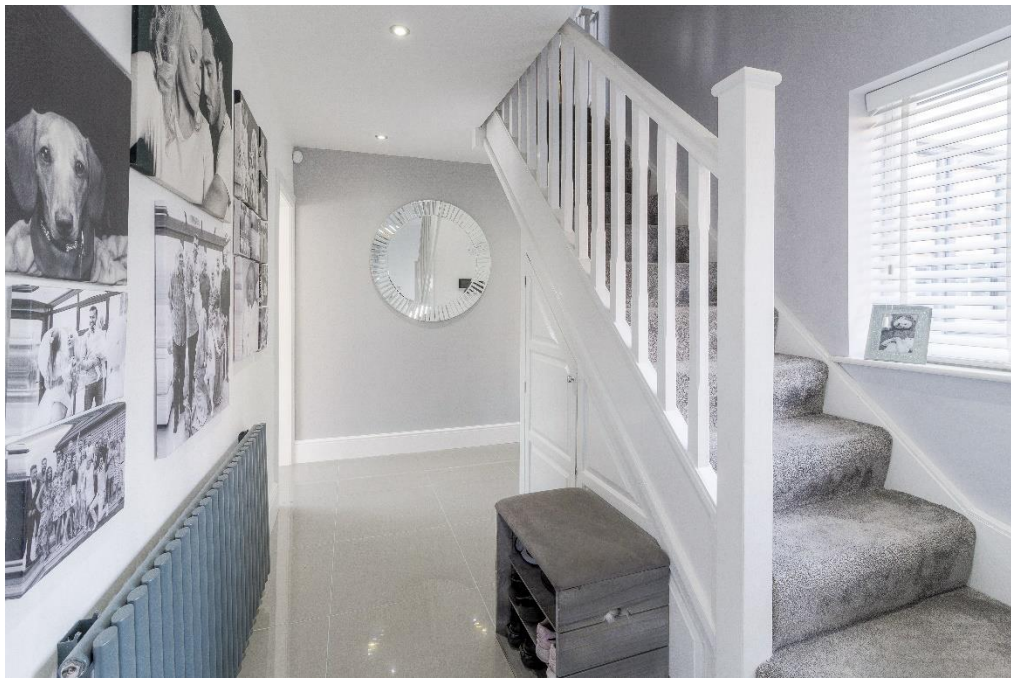
## Accommodation Details - Ground Floor

Entry via the front door leads into the entrance hall way which has tiled flooring and a staircase rising to the first floor. A door to the left opens into the bright and spacious sitting and dining rooms with a splendid bespoke conservatory to the rear elevation boasting under floor heating and bi-folding doors opening onto the rear gardens and extensive patio. The lounge area has an attractive fireplace with log burner and raised brick hearth, the dining area has a window to the front elevation and French doors opening onto the rear garden. Also off the hallway to the right hand side is a splendid kitchen/breakfast room which has a comprehensive range of a quality eye level and base units, tall larder units with space for an American style fridge freezer and ample granite preparation surfaces. Also with complementary tiling, a New World cooker with seven ring gas hob and extractor hood above. There is a matching chef Island with cupboards below and breakfast bar/seating, window to the front elevation and inset ceiling lighting. Doors lead to a utility cupboard with plumbing for washing machine and houses the gas central heating boiler, separate cloakroom WC with vanity wash hand basin and finally door to rear access.











## Features

- A fully renovated detached family home,
- Spacious open plan sitting room/dining room
- Kitchen/breakfast room
- Bespoke conservatory
- Four excellent size bedrooms
- Main bedroom having en-suite facilities
- Family bathroom with shower
- Fabulous low maintenance garden with play area
- Double detached garage, extensive parking area
- Superb village location



## First Floor

From the landing, doors leading off to all four generous size bedrooms and the family bathroom. The principle bedroom to the front elevation has an en-suite shower room with tiled shower cubicle, twin vanity wash hand basins, low flush W and tiled flooring. The remaining three bedrooms are serviced by the family bathroom which has an oval shaped bath with mixer tap over and shower attachment over, pedestal wash hand basin and low flush WC alongside a corner tiled shower cubicle and tiled flooring.



## Outside, Gardens and Grounds

Externally the property is approached via electrically operated double gates leading to ample parking for several vehicles and a double detached garage with power and light supply. Another fabulous feature of this property is the landscaped garden with areas laid to artificial turf, extensive decking area, play area with sunken trampoline, detached timber drinks bar. A delightful space ideal for entertaining with raised flower beds and seating area with pagoda.



A rare opportunity to acquire a much improved detached residence in a superb village location.

An enviable property well worthy of internal inspection, you will not be disappointed.



## Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01827 718021.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

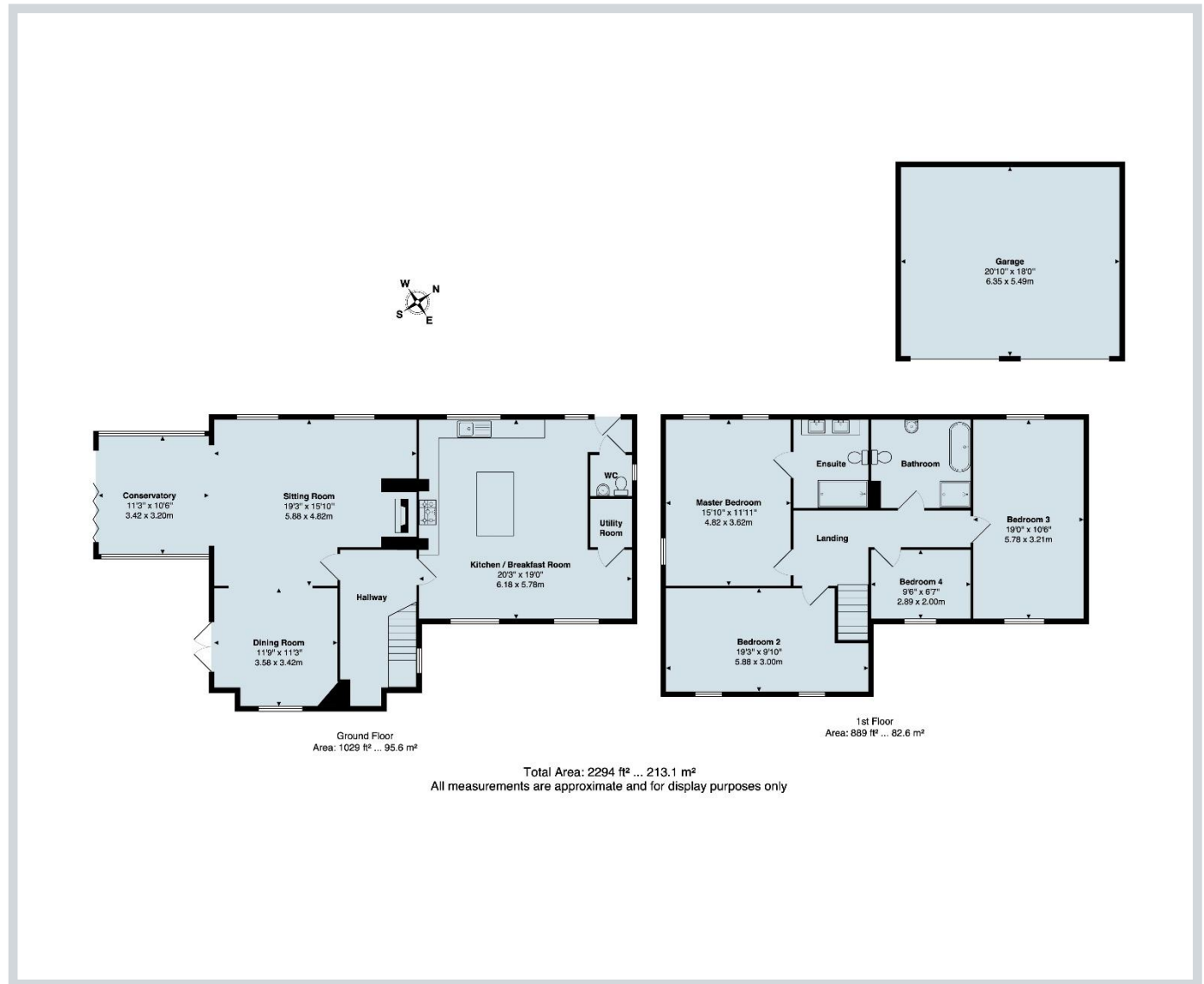
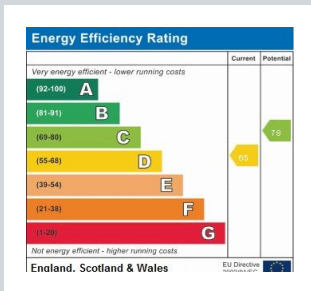
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

Nuneaton & Bedworth Council - [Tel:024-76376376](tel:024-76376376)

## Council Tax

Band - F



## Howkins & Harrison

15 Market Street, Atherstone, Warwickshire, CV9 1ET

Telephone 01827 718021  
Email [property@howkinsandharrison.co.uk](mailto:property@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook HowkinsandHarrison  
Twitter HowkinsLLP  
Instagram HowkinsLLP



Very care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.