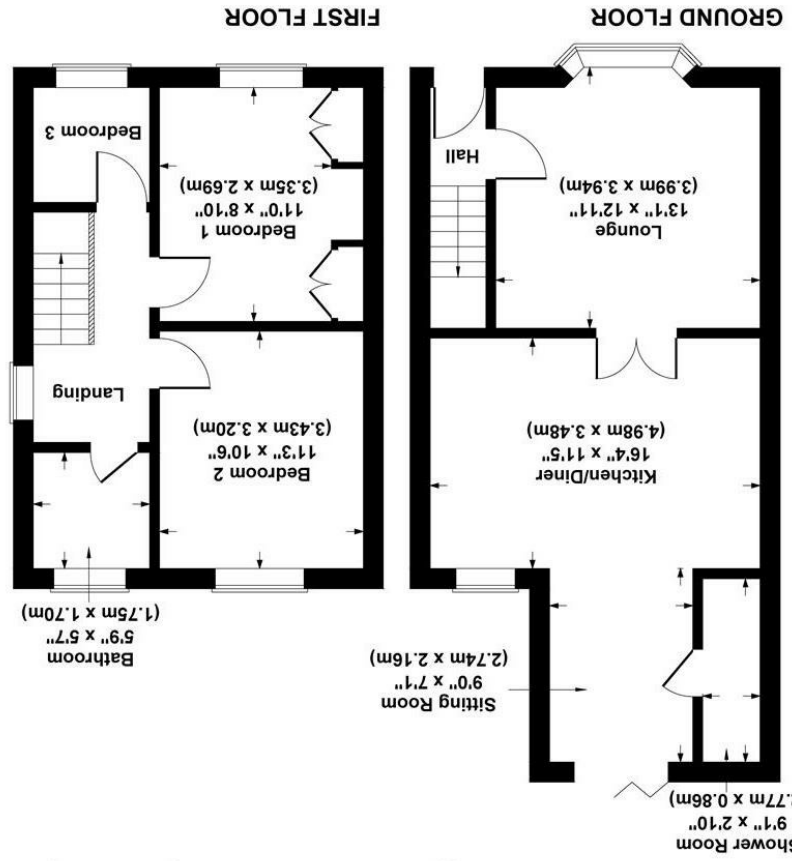


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves, whilst believed to be accurate as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Please contact our Nuneaton Office on 02476 388863 if you wish to arrange a viewing appointment for this property or require further information.

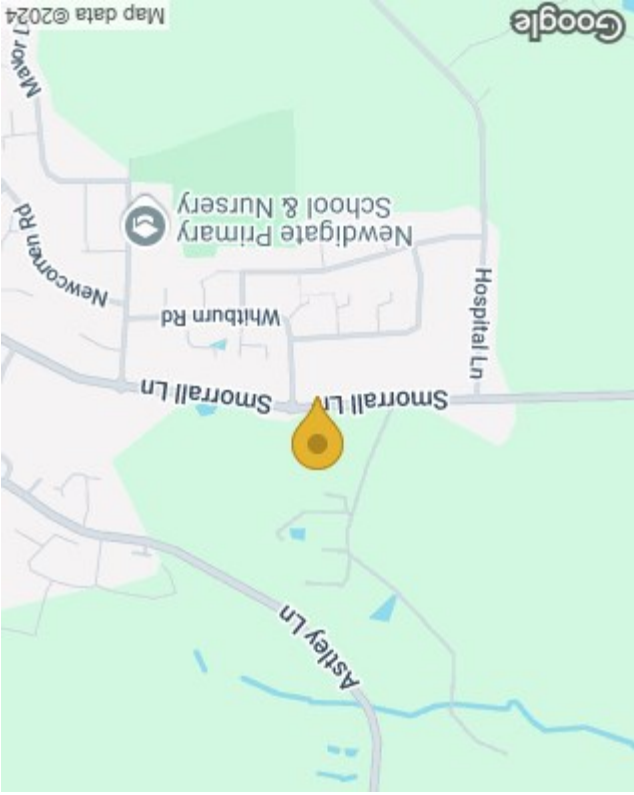
Not to Scale. Produced by The Plan Portal 2024
 For Illustrative Purposes Only.



Floor Plan

England & Wales	
Energy Efficiency Rating	Current
A (92 plus)	Very energy efficient - lower running costs
B (81-91)	Very energy efficient
C (69-80)	Energy efficient
D (55-68)	Decent
E (39-54)	Needs to be improved
F (21-38)	Needs to be improved
G (1-20)	Needs to be improved

Energy Efficiency Graph



Area Map



415 Smorrall Lane
 Bedworth, CV12 0LD
 £240,000

3 BEDS 2 BATHS 1 CARPORT D COUNCIL TAX BAND B

415 Smorrall Lane

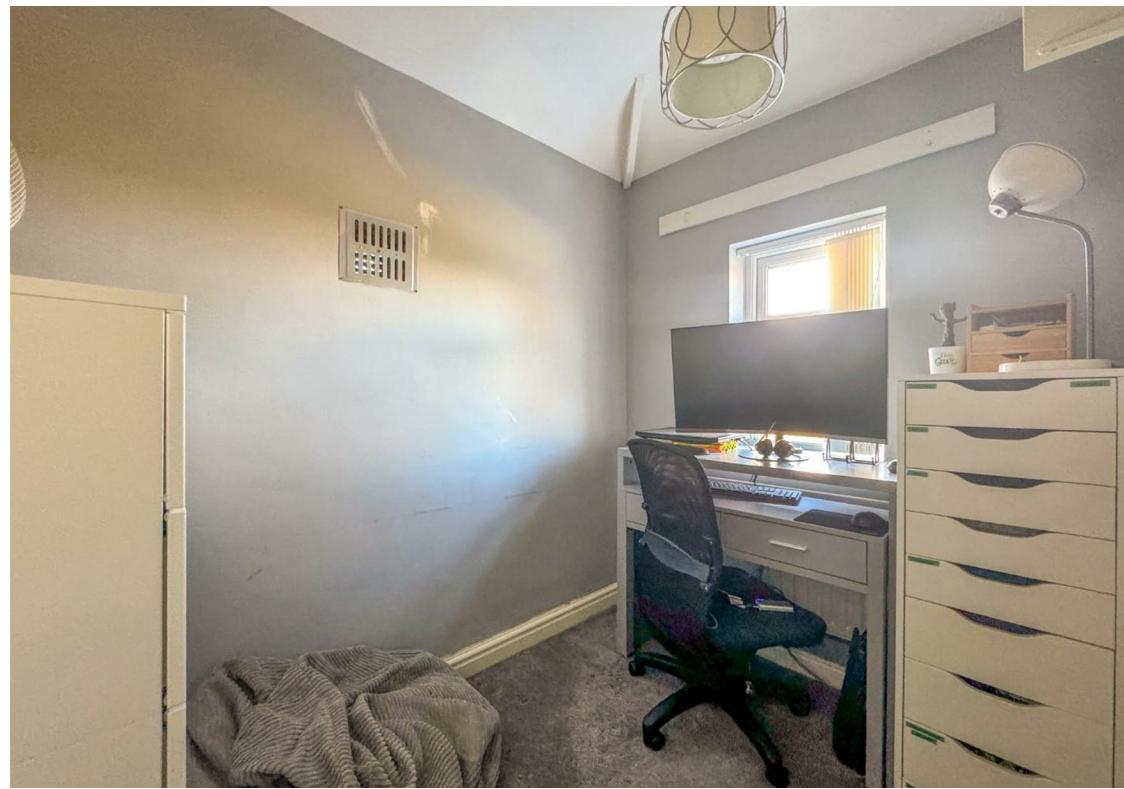
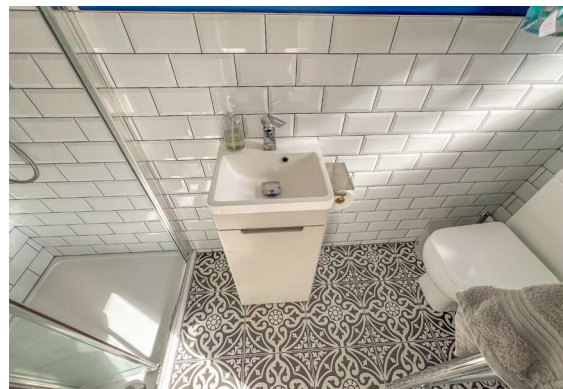
Bedworth, CV12 0LD

****GREAT LOCATION**WELL PRESENTED THROUGHOUT**EXTENDED****

Carters are thrilled to showcase this beautifully presented three bedroom semi-detached family home, nestled in a highly desirable location. This property offers the perfect blend of rural charm and urban convenience, with easy access to the scenic open countryside for invigorating walks, while also being just a short drive from Bedworth's vibrant town centre and the A444 with its links to the Midlands.

As you step inside, the welcoming entrance vestibule leads you to a inviting lounge, featuring an elegant bay window that fills the room with natural light. The focal point fireplace, complete with a log burner, adds a cozy touch, making it the ideal spot for relaxation. Transitioning seamlessly from the lounge, double doors open into the stunning open-plan kitchen/diner. This space is designed for both functionality and style, showcasing a modern array of units and a central island bar that doubles as a breakfast bar, perfect for casual dining and family gatherings.

Adjacent to the kitchen, a charming sunroom/sitting room beckons, with bifold doors that



open wide to reveal the rear garden, creating a harmonious connection between indoor and outdoor living—an entertainer's dream. The ground floor also features a convenient shower room, adding to the home's practicality.

Venturing upstairs, you'll discover three well proportioned bedrooms, each offering a serene retreat, complemented by a well-appointed family bathroom.

Outside, the property boasts a driveway and hardstanding for off-road parking, complemented by a shared driveway that leads to a rear garage. The rear garden serves as a private oasis, featuring a paved patio that flows into a lush lawn, with decorative chippings along one side, all securely fenced to ensure privacy.

Note, there is planning permission for a further two storey and single storey extension.