



466 Nuneaton Road, Bulkington, Bedworth, CV12 9SB

HOWKINS &
HARRISON

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Bedworth, CV12 9SB

Offers in Excess of: £800,000

A beautifully presented five bedroom detached property with a large rear garden boasting a fabulous outdoor kitchen and entertaining space, with wonderful open views to the rear. The property offers spacious family living accommodation over two floors along with an in and out drive, single garage and parking for several vehicles.

Features

- Five bedrooms
- Master bedroom with walk-in dressing room and en-suite
- Sitting room with bi-fold doors
- Games room/office
- Dining room
- Kitchen/garden room
- Spacious utility
- Outdoor kitchen
- Block paved driveway
- Single garage
- Generous rear garden
- Fabulous outdoor entertaining space
- Outbuilding and pergola
- Planning permission granted for a single storey extension to the rear
- Full 8k resolution CCTV and alarm system



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.



Ground Floor

A welcoming entrance hall with tongue and groove panelling has stairs rising to the first floor and a useful understairs storage cupboard beneath. Doors lead through to the ground floor accommodation including the dining room with ceiling rose, coving and dado rail, along with a bay window overlooking the front aspect with bespoke window seat below. There is a spacious family room, currently being used as an office/games room, fitted with grey shaker style fitted furniture across one wall, providing two desks and a storage cupboard. The spacious sitting room has double doors leading through to the kitchen and bi-fold doors across the rear. The impressive open plan kitchen/breakfast room has some tongue and groove panelling and is fitted with numerous cream wall and base kitchen cabinets, including drawers, basket storage solutions, and glass display cabinets, with complementary granite work surfaces and a Rangemaster oven with extractor fan over. A seated breakfast bar with granite surface divides the kitchen from the spacious garden room, which has a vaulted ceiling, Velux window and ceramic tiled flooring. Bifold doors lead to the rear garden. Located off the kitchen is a cloakroom, with WC and wash hand basin, and the utility room which provides space with plumbing for a washing machine, dishwasher and tumble drier, along with access to the garden. Planning permission has been granted for a single storey extension across the rear to further extend the kitchen area, garden room and the utility. Plans for which can be viewed on Nuneaton & Bedworth Council's planning portal. Planning reference:038117.





First Floor

A spacious galleried landing has a window over and space for a seating or desk area. Doors lead to the airing cupboard and the first floor accommodation, which includes five bedrooms and the family bathroom. The master suite overlooks the front aspect and features an attractive panelled wall and has access to a large walk-in wardrobe/dressing room, fitted with hanging rails, drawers and shelves. A door from the dressing room leads to a generous en-suite with grey marble effect wall tiles and complementing floor tiles, walk-in shower with smoked glass screen, chrome heated towel rail, contemporary wash hand basin, inset over a white high gloss vanity unit with storage cupboards, and a WC with wall mounted flush. From the landing, an inner hall leads to bedroom two, which overlooks the rear aspect and benefits from an en-suite, and bedroom four. Bedroom three overlooks the front elevation and has an attractive box bay window, along with fitted furniture including cupboards, drawers and a dressing table. Bedroom five completes the bedrooms on the first floor. The family bathroom features contemporary tiling and is fitted with a bath with glass and chrome shower screen with rainfall shower head over, along with a white high gloss vanity unit with wash hand basin and WC.

Outside

The front of the property is enclosed by a dwarf brick wall, with pillars and wrought iron gates either side of an 'in and out' block paved driveway, which offers parking for several vehicles in front of the garage with electric door. There are planted borders edged with cobbles. The rear garden is mainly laid to lawn and features a large outbuilding with light and power, which would make an ideal home gym or office, along with a pergola housing a six seater jacuzzi. There are open countryside views to the rear, with the main feature of the garden being a fabulous covered outdoor kitchen with preparation area, two electric fryers, gas griddle and hob, beer and wine fridges and pizza oven. A patio extends across the rear of the property, to the side of the outdoor kitchen and outbuilding and the rear boundary providing plenty of space for seating and entertaining.





Viewing

Strictly by prior appointment via the selling agents. Contact tel:01455-559203.

Fixtures and Fittings

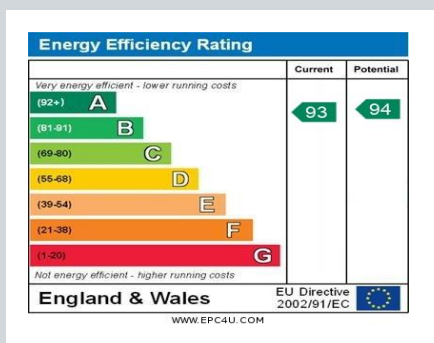
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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

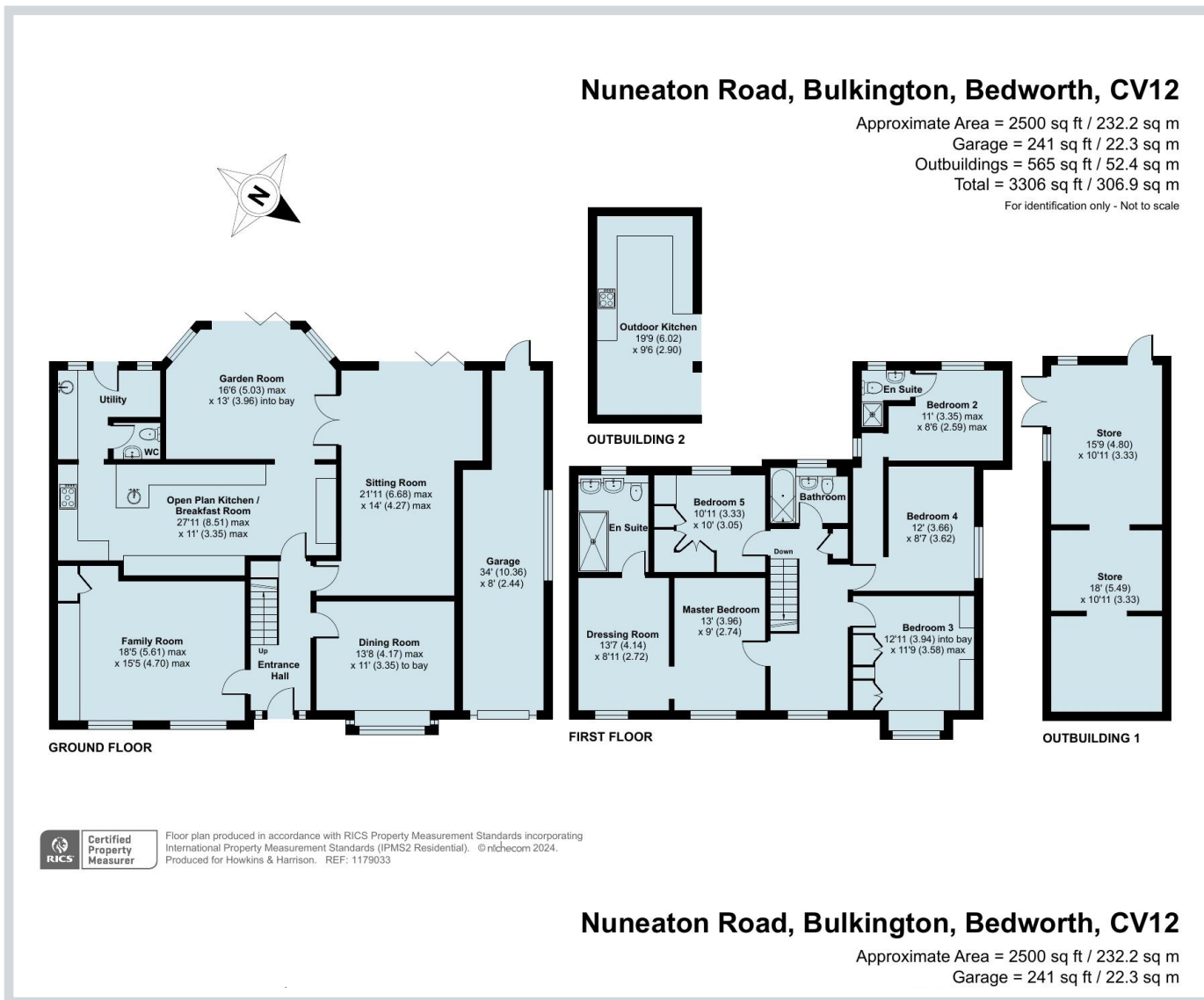
Harborough District Council 01858 828282.
Council Tax Band – G.



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Every 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.



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