



Coventry Road, Bulkington, CV12 9NJ

Pointons Estate Agents delighted to welcome for sale this extended four bedroom detached home on Coventry Road, Bulkington. Situated in a popular village offering excellent transport links with shops and schools nearby. This property benefits from gas central heating and double glazing throughout. In brief the property comprises of an entrance hall, living room, open kitchen/dining room, utility room and downstairs WC. To the first floor there are four bedrooms, two having fitted wardrobes and a family bathroom. To front there is a driveway for numerous vehicles and garage, to rear an enclosed larger than average rear garden. This property offers plenty of potential and must be viewed to see what is on offer, viewings are strictly via the agent. EPC D

- EXTENDED FOUR BEDROOM ■ GARAGE & DRIVEWAY
DETACHED HOME
- LIVING ROOM - OPEN
KITCHEN/DINING ROOM
- VILLAGE LOCATION
- UTILITY ROOM -
DOWNSTAIRS WC
- FREEHOLD - COUNCIL TAX
BAND E - EPC D
- GAS CENTRAL HEATING &
DOUBLE GLAZING
- FAMILY BATHROOM

Offers Over £425,000

Entrance Hall

Entrance via front door with two double glazed windows either side, radiator, laminate flooring and carpeted stairs off to the first floor.

Living Room

11'10" x 11'10" (3.60m x 3.60m)

Double glazed bay window to front and further double glazed window to side, radiator, laminate flooring and log burner.

Kitchen/Dining Room

11'10" x 25'11" (3.60m x 7.90m)

Fitted with a matching range of base units with worktop space over range of, 1+1/4 bowl stainless steel sink unit with single drainer and swan neck taps, integrated fridge/freezer and dishwasher, Neff eye level fan assisted oven, steaming oven and a heated drawer, Neff three ring induction hob with further multi point hob with extractor hood over, log burner, double glazed windows to side and rear, skylight, tall radiator, laminate flooring and double glazed french doors to rear aspect.

Utility Room

4'7" x 7'3" (1.40m x 2.20m)

Fitted with a matching range of base and eye level units with worktop space over, ceramic sink unit with tiled splashbacks, combination boiler, plumbing for washing machine, space for tumble dryer, heated towel rail and tiled flooring, door leading to side.

WC

Wash hand basin with mixer tap, low-level WC, extractor fan and laminate flooring.

Landing

Fitted carpet with doors off to various rooms and access to loft via hatch.

Bedroom

11'10" x 11'10" (3.60m x 3.60m)

Double glazed bay window to front offering seating and storage, fitted wardrobe, fitted carpet and electric fireplace.

Bedroom

11'10" x 11'10" (3.60m x 3.60m)

Double glazed window to rear, fitted wardrobe, radiator and fitted carpet.

Bedroom

8'6" x 8'2" (2.60m x 2.50m)

Double glazed window to rear, radiator and fitted carpet.

Bedroom

11'6" x 5'3" (3.50m x 1.60m)

Double glazed window to side, radiator and fitted carpet.

Bathroom

6'3" x 5'11" (1.90m x 1.80m)

Fitted with three piece suite comprising deep panelled bath with shower over and glass screen, wash hand basin with mixer tap and low-level WC, tiled splashbacks, extractor fan, obscure double glazed window to front, heated towel rail and laminate flooring.

Outside

To front is a driveway for numerous of vehicles, lawned and shrubbed areas, side access to rear which boasts plenty of potential, non overlooked, larger than average and is mostly made up of lawn and shrubs with a free standing shed with bricked footings.

Garage

Access via up and over door.

Tenure

Freehold

Council Tax

Nuneaton & Bedworth Borough Council - Band E

General Information

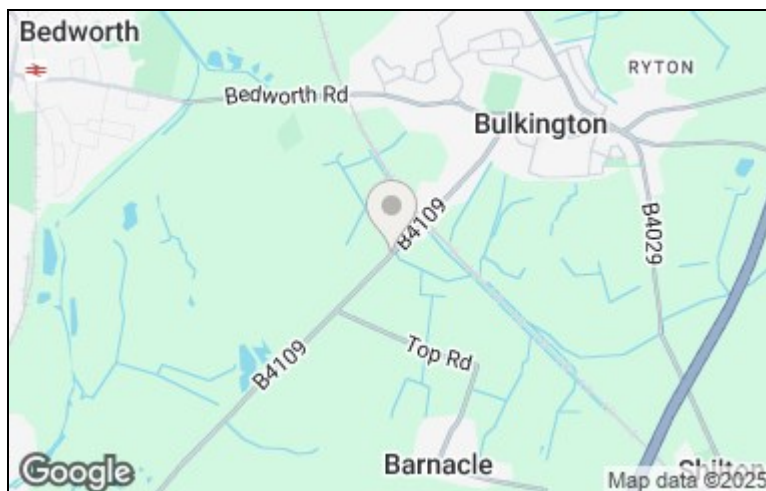
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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