EVANS
ESTATES

Smorrall Lane
, Bedworth, CV12 0JP
Offers over £375,000

Nestled on the desirable Smorrall Lane in Bedworth, this extended detached residence presents a wonderful opportunity for families seeking a spacious and comfortable home. The property is conveniently located, providing easy access to Bedworth, Coventry, and the M6 motorway network, making it ideal for commuters.

Upon entering, you are greeted by a welcoming reception hall that leads to a generous lounge, perfect for relaxation and entertaining. The family room, which , offers a unique space for leisure and enjoyment. The breakfast kitchen is well-appointed, providing a delightful area for family meals, while the utility room and guest cloakroom/shower room add to the practicality of the home.

The first floor comprises a landing that leads to three well-proportioned bedrooms, ensuring ample space for family living. The family bathroom is conveniently located to serve all bedrooms.

Externally, the property boasts a double garage with useful loft space, providing additional storage or potential for conversion. The in-and-out driveway enhances accessibility, while the larger than average rear garden offers a private outdoor retreat, perfect for children to play or for hosting summer gatherings.

- **Three Bedrooms**
- **Refitted Ground Floor Shower Room**
- **Extensive Rear Garden**
- **Off Road Parking**

Viewing

Please contact our Evans Estates Office on 02476333363 if you wish to arrange a viewing appointment for this property or require further information.
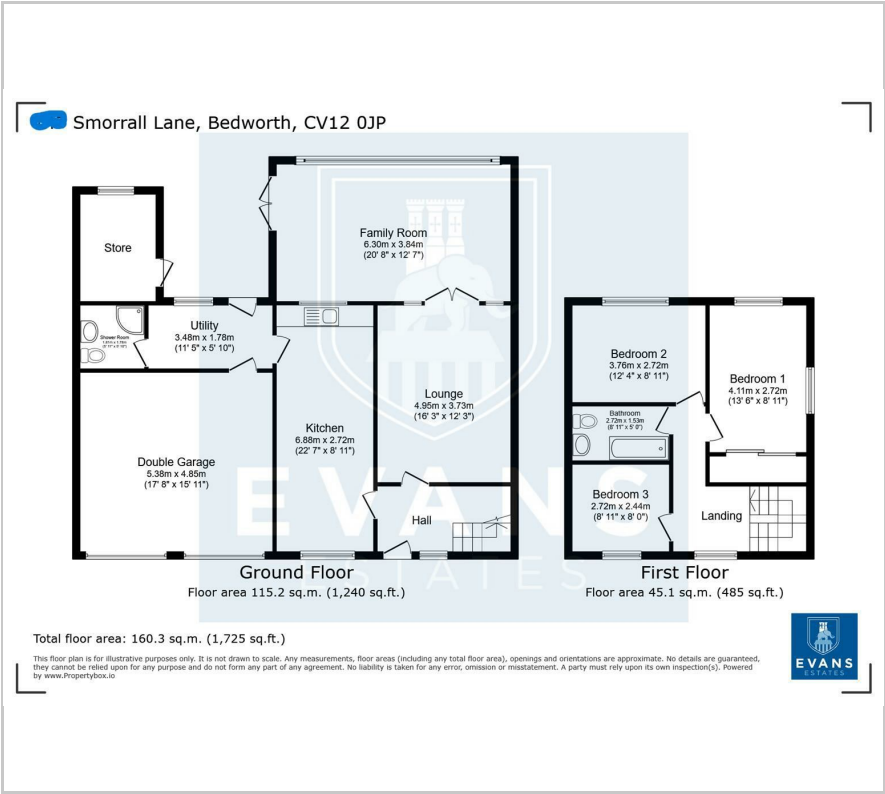
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Floor Plan

Smorrall Lane, Bedworth, CV12 0JP

Store

Utility
3.48m x 1.78m
(11' 5" x 5' 10")

Shower Room

Family Room
6.30m x 3.84m
(20' 8" x 12' 7")

Lounge
4.95m x 3.73m
(16' 3" x 12' 3")

Kitchen
6.88m x 2.72m
(22' 7" x 8' 11")

Double Garage
5.38m x 4.85m
(17' 8" x 15' 11")

Hall

Bedroom 2
3.76m x 2.72m
(12' 4" x 8' 11")

Bedroom 1
4.11m x 2.72m
(13' 6" x 8' 11")

Bathroom
2.72m x 1.53m
(8' 11" x 5' 0")

Bedroom 3
2.72m x 2.44m
(8' 11" x 8' 0")

Landing

Ground Floor
Floor area 115.2 sq.m. (1,240 sq.ft.)

First Floor
Floor area 45.1 sq.m. (485 sq.ft.)

Total floor area: 160.3 sq.m. (1,725 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

Area Map

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

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