



Columbine Way Bedworth CV12 0GF
£365,000

Benburys
SALES AND LETTINGS

Stunning Three-Bedroom Detached Home
Located at the end of a quiet cul-de-sac, this spacious three-bedroom detached property offers privacy, modern amenities, and a welcoming ambiance. Perfectly designed for family living, the home sits on a generously sized corner plot and boasts a detached garage and a driveway with parking for up to four vehicles.

Property Description

Spacious Three-Bedroom Detached Home on a Large Corner Plot
Located at the end of a quiet cul-de-sac, this spacious three-bedroom detached property offers privacy, modern amenities, and a welcoming ambiance. Perfectly designed for family living, the home sits on a generously sized corner plot and boasts a detached garage and a driveway with parking for multiple vehicles.

Location

Situated in a peaceful cul-de-sac, this property offers the perfect blend of seclusion and convenience. Its location ensures privacy while maintaining close proximity to local amenities and transport links.

This is a rare opportunity to own a well-maintained, modern family home with ample space inside and out. Don't miss out—schedule your viewing today!

Living Room
16'11" x 16'6" (5.18m x 5.04m)

This beautiful, cosy lounge serves as the heart of the family home. It features a inset log burner with ambient lighting, full-length bifold doors, and electric-controlled blinds overlooking the rear aspect. The room is equipped with built-in surround sound wall speakers, modern spotlights on the ceiling, and a double-glazed window to the front. Two, wall-mounted radiators complete this warm and welcoming space.

Kitchen/Diner
9'5" x 16'4" (2.88m x 4.99m)

A spacious and well-designed kitchen diner with integrated appliances and granite worktops. The layout includes a double oven, microwave,dishwasher and a five-burner gas hob, all complemented by durable ceramic tile flooring. Double-glazed windows to both the front and rear aspects invite plenty of natural light.

Utility Room
6'10" x 4'9" (2.09m x 1.46m)

A practical storage area with an integrated washer and dryer, ample space for coats, cleaning tools, and laundry essentials. Another door provides easy access to the garden.

Downstairs WC

WC, low level W.C. vanity wash hand basin, tiled flooring and sensor spot lighting to ceiling.

Landing

The landing has a modern glass banister and benefits from a double-glazed window to the rear aspect. A built-in storage cupboard houses the combination boiler. Doors lead to all rooms, carpet to flooring , ceiling spotlights, and access to the loft hatch.

Family Bathroom
7'8" x 6'0" (2.34m x 1.85m)

A modern family bathroom featuring a white panel bath with a glass shower screen and combination shower. Vanity wash hand basin, and low-level toilet. Tiling to walls and flooring and double-glazed window to the rear aspect.

DISCLAIMER

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Master Bedroom
11'3" x 10'0" (3.43m x 3.06m)

The master bedroom has built-in wardrobes, newly fitted carpets , central heating radiator. It includes a TV aerial point, ceiling spotlights, and a double-glazed window overlooking the front aspect of the property and door leading to the en-suite.

En-Suite
5'9" x 4'11" (1.77m x 1.50m)

This newly fitted en-suite features tiling to walls and floor, a modern heated towel rail, and a corner shower cubicle with a combination shower. The vanity wash hand basin and low-level WC, and double-glazed window to the front aspect.

Front Bedroom
17'3" x 9'4" (5.26m x 2.87m)

This spacious double bedroom is located at the front of the property. It includes newly fitted carpet, a TV aerial point, ceiling spotlights, a radiator, and a double-glazed window.

Rear Bedroom
13'8" x 6'9" (4.19m x 2.06m)

Another generous double bedroom with newly fitted carpets a TV aerial point, ceiling spotlights, and a double-glazed window overlooking the rear aspect of the property.

Garage

A brick-built garage located at the front of the property, featuring an electric up-and-over door for convenience and an additional side access door.

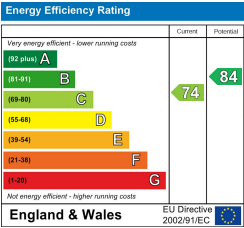
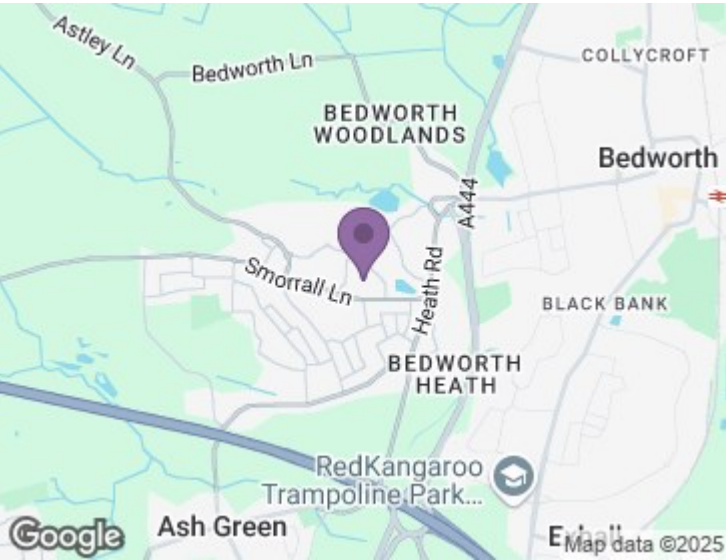
Exterior

A spacious rear garden with decking area, perfect for entertaining. The garden also features a summer house and is mainly laid to lawn, offering plenty of room for relaxation and outdoor activities.

Driveway for multiple vehicles and a private, tucked-away location.

Agency Notes

- 1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Anti money laundering checks now have to be completed on both the buyer and the vendor.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Benburys has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Benburys has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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