

# MATTHEW JAMES

## Property Services



## 24 Clover Way, Bedworth, CV12 0GX

### £335,000

Welcome to this beautiful end of terrace property located on Clover Way in the desirable Eliot Gardens Development in Bedworth. This impressive property boasts four spacious bedrooms and three well-appointed bathroom / shower rooms, making it the perfect family home.

Spread over three floors, the layout of this house is both practical and inviting. The open plan kitchen and dining room serve as the heart of the home, providing a perfect space for family gatherings and entertaining guests especially when you open the full width bi-fold doors to the rear. The modern design and ample natural light create a warm and welcoming atmosphere, ensuring that this area is both functional and very stylish.

The four bedrooms offer generous space, allowing for comfortable living and personalisation to suit your needs. With three bathrooms, there is no need to worry about morning rush hours, as everyone can enjoy their own space and privacy.

Situated in a vibrant community, this property is conveniently located near local amenities, schools, and parks, making it an excellent choice for families and professionals alike. The combination of modern living and a friendly neighbourhood, makes this home a rare find.

### **Approach / Driveway**

Having off road parking accessed via a dropped kerb giving access to the garage and access through the front door into the:

### **Entrance Hallway**

10'1 x 5'9 (3.07m x 1.75m)

Having balustrade stairs off to the first floor and door leading off to:

### **Ground Floor Cloakroom**

5'8 x 3'3 (1.73m x 0.99m)

Having a low level flush WC, pedestal wash hand basin and tiling to all splash prone areas.

### **Modern Open Plan Kitchen**

12'4 x 7'9 (3.76m x 2.36m)

Having a range of newly installed white gloss wall, base and drawer units with works surface over with integrated fridge and freezer, dishwasher, oven with four ring gas hob and extractor over.

### **Dining Room**

9'8 x 7'10 (2.95m x 2.39m)

Having ample space for a table and chairs and being open to the kitchen and:

### **Extended Living Space**

17'0 x 13'2 (5.18m x 4.01m)

Being newly extended with roof lantern, opening 'bi-fold doors' providing a fantastic living space for all the family.

### **First Floor Landing**

9'3 x 2'10 (2.82m x 0.86m)

Having balustrade, stairs off to the second floor and doors leading off to:

### **Bedroom One**

20'3 x 11'6 (6.17m x 3.51m)

Having PVCu double glazed French doors with Juliet balcony to the front elevation, and large dressing area with PVCu double glazed window to the rear elevation.

### **First Floor Utility / Bedroom Four**

8'10 x 6'7 (2.69m x 2.01m)

Having a PVCu double glazed window to the rear elevation, currently used as a first floor utility room with door leading off to:

### **Shower Room**

8'0 x 2'5 (2.44m x 0.74m)

Having a low level flush WC and 'walk-in' shower enclosure with tiling to all splash prone areas.

### **Second Floor Landing**

6'11 x 6'6 (2.11m x 1.98m)

Having a beautiful arched feature window with dog leg stairs with further doors leading off to:

### **Bedroom Two**

10'8 x 10'2 (3.25m x 3.10m)

Having a PVCu double glazed window to the front elevation, built-in wardrobes to the one wall and door leading off to the:

### **Bedroom Two En-Suite**

4'1 x 3'1 (1.24m x 0.94m)

Having a PVCu double obscure glazed window to the front elevation, vanity wash hand basin and 'walk-in' shower enclosure.

### **Bedroom Three**

10'4 x 9'1 (3.15m x 2.77m)

Having a PVCu double glazed window to the rear elevation.

### **Family Bathroom**

7'2 x 5'7 (2.18m x 1.70m)

Having a PVCu double obscure glazed window to the rear elevation, panel bath, low level flush WC, pedestal wash hand basin, extractor and tiling to all splash prone areas.

### **Rear Garden**

Having a fenced perimeter, majority laid to lawn with planted borders, ornamental stone patio and pedestrian gate that leads to the front elevation.

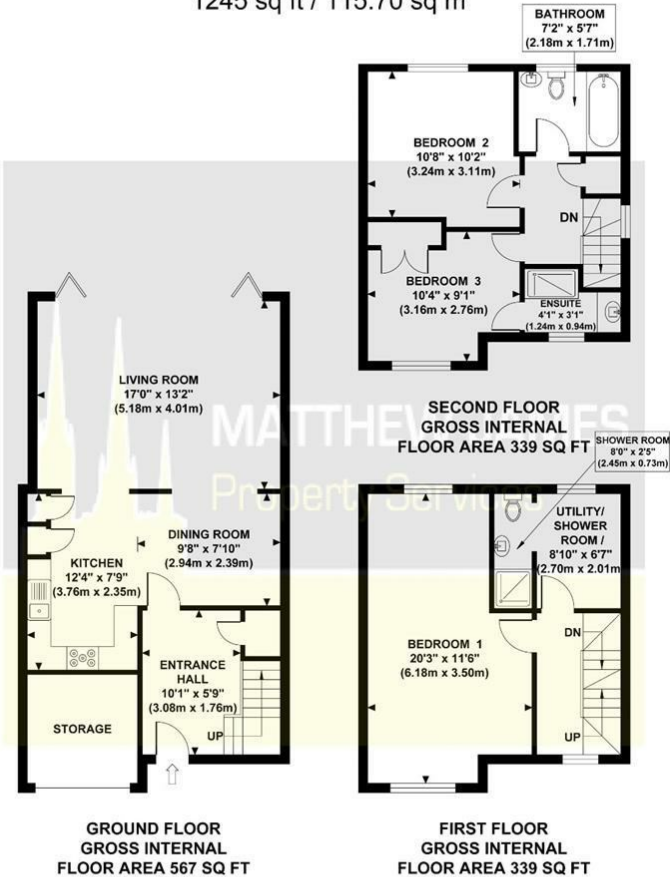
### **Garage**

6'7" x 7'11" (2.03 x 2.43)

Having power, lighting and roller door.

Floor Plan

24 CLOVER WAY  
Approximate Gross Internal Area  
1245 sq ft / 115.70 sq m

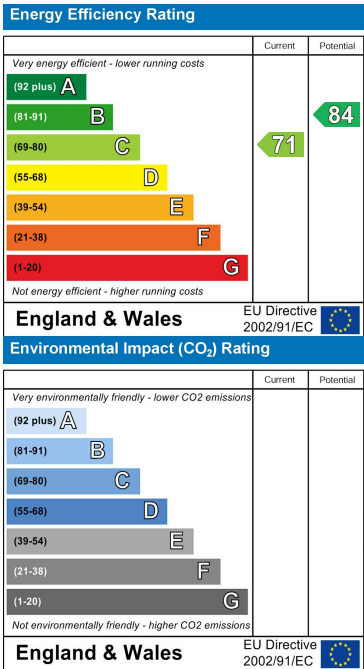


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map



Energy Efficiency Graph



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