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- Detached Property
- Three Bedrooms
- Utility Room & Downstairs W/C

- Corner Plot
- Large Driveway & Integral Garage
- Conservatory



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Up Estates are pleased to bring to the market this detached property situated on a corner plot which offers excellent living space and ample off-road parking. Located in Bedworth, a short distance away from local schools, shops and amenities, this property benefits from a downstairs W/C and Utility Room, a Conservatory, integral Garage, and a good-sized, enclosed rear garden. In brief, the property comprises; Porch, Hall, W/C, Lounge/Diner, Kitchen, Utility Room and Conservatory to the ground floor. On the first floor there are Three Bedrooms and the Bathroom. Externally there is a large driveway with access to the Garage, and to the rear is an enclosed garden. Viewing is strongly advised.

PORCH With a door leading into the Hall.

HALL A welcoming entrance hall with stairs ascending to the first floor, a central heated radiator and doors leading to the W/C, Lounge/Diner and Kitchen. There is also access to a useful cupboard beneath the stairs.

W/C Having a low level W/C, hand wash basin and double glazed opaque window.

LOUNGE/DINER 12' 11" x 22' 8" (3.96m x 6.93m) A fantastic and spacious Lounge/Diner offering a feature fireplace, double glazed bay window to the front aspect, two central heated radiators and a double glazed window to the rear aspect.



KITCHEN 10' 2" x 10' 7" (3.1m x 3.25m) Including a matching range of wall and base mounted units with work surfaces over, tiled splash back, a stainless steel sink with drainer and mixer tap, space for a cooker and other appliances, and a double glazed opaque window to the rear aspect. There is also open access into the Utility Room.



UTILITY ROOM 8' 5" x 5' 1" (2.59m x 1.55m) Benefitting from work surfaces, wall mounted units, space and plumbing for a washing machine and a door leading into the Conservatory.

CONSERVATORY 12' 0" x 11' 5" (3.66m x 3.48m) Having double glazed windows and doors leading out into the rear garden.

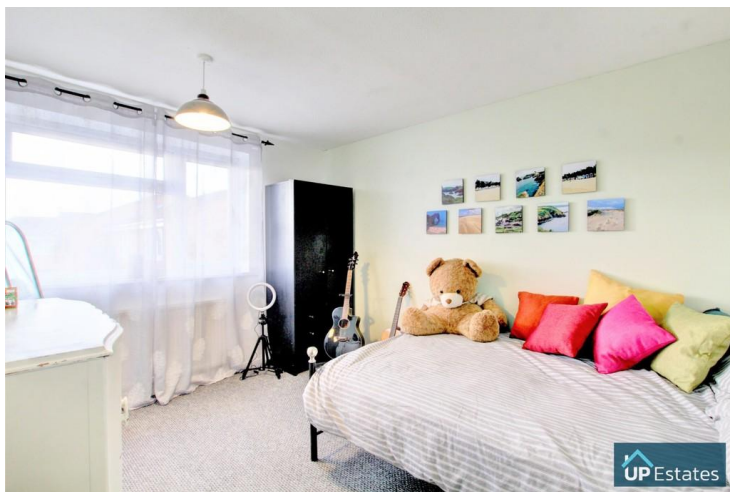


LANDING With stairs rising from the ground floor and doors leading to accommodation.

BEDROOM ONE 12' 5" x 10' 9" (3.81m x 3.28m) A double bedroom having a central heated radiator, fitted wardrobes and a double glazed window to the rear aspect.



BEDROOM TWO 9' 4" x 12' 2" (2.87m x 3.73m) Another double bedroom having a central heated radiator and double glazed window to the front aspect.



BEDROOM THREE 10' 0" x 9' 4" (3.07m x 2.87m) Having a central heated radiator and double glazed window to the front aspect.

BATHROOM A fully tiled bathroom having a panelled bath with shower over, low level W/C, pedestal wash basin, central heated radiator and a double glazed opaque window.



FRONT ASPECT Offering a sizeable driveway for parking multiple vehicles, and access to the integral Garage.

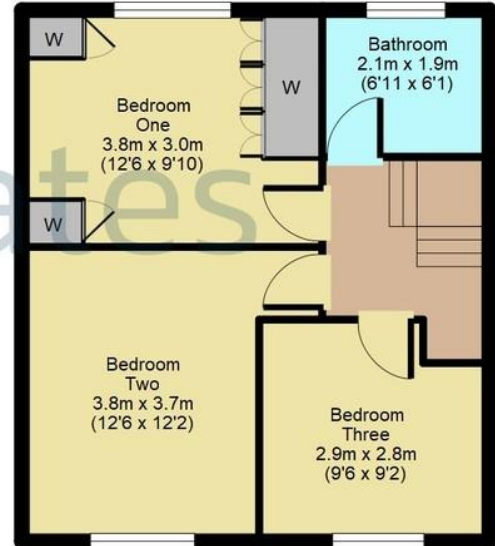
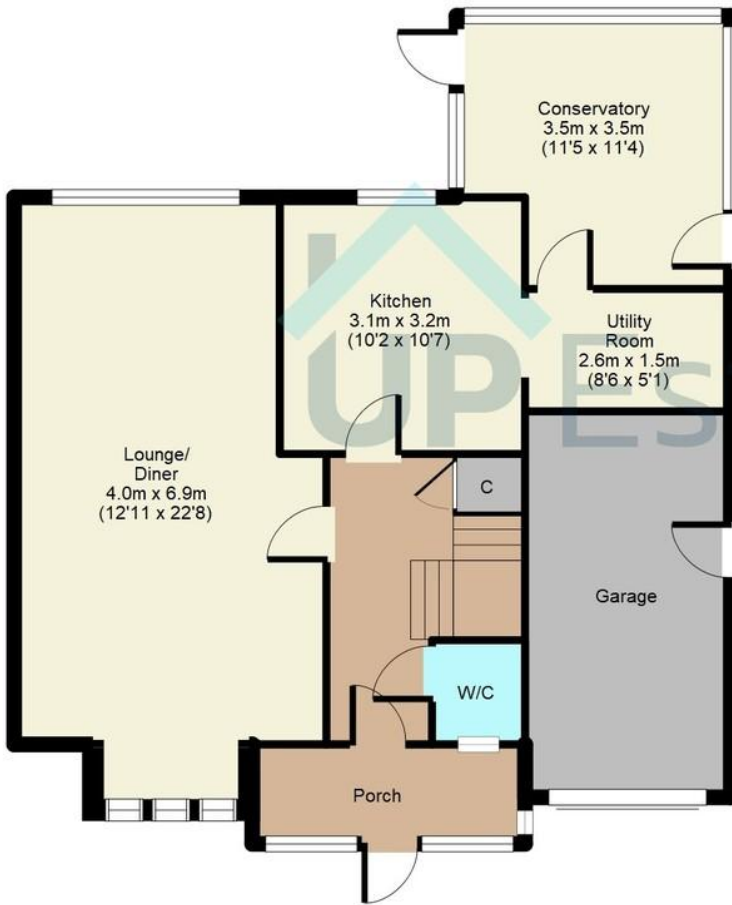
GARAGE An integral Garage with power & lighting, an up-and-over door and a pedestrian door to the side.

GARDEN An enclosed rear garden with a lawn, paved pathway and fencing along the boundaries.



For illustrative purposes only. Measurements are approximate and not to scale.
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APPROX GROSS INTERNAL FLOOR AREA: 119 sq. m / 1280 sq. ft



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- 2: These particulars do not constitute part or all of an offer or contract.
- 3: All measurements have been taken as a guide to prospective buyers only, and are not precise.
- 4: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 5: Up Estates has not tested any apparatus, equipment, fixtures, fittings or services, so cannot verify they are in working order or fit for their purpose.
- 6: Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.