



53, Bermuda Road, Nuneaton, Warwickshire, CV10 7HP

HOWKINS &
HARRISON

53, Bermuda Road,
Nuneaton,
Warwickshire, CV10 7HP

Offers in excess of: £495,000

This well-presented and significantly extended detached family home offers over 2000sqft of highly versatile accommodation, ideally suited to modern living. The property has been thoughtfully enhanced by the current owners, with a rear extension creating an impressive open-plan living space, while the former garage has been converted to provide useful ancillary accommodation.

The ground floor is centred around a superb open-plan kitchen, sitting and dining area spanning the full width of the rear of the property, generous in proportion and forming an excellent hub for both day-to-day living and entertaining, with direct access onto the garden. This is complemented by a separate reception room/bedroom six, together with a well-equipped utility room and cloakroom WC. To the first floor, the property offers four bedrooms, including a principal bedroom with en-suite, along with a family bathroom.

Externally, the property benefits from a private rear garden and a driveway to the front providing off-road parking.



Location

Bermuda Road is situated within the town of Nuneaton, offering a convenient position within easy reach of a range of local amenities including shops, schooling and leisure facilities. The area provides a good selection of everyday services, with more comprehensive shopping and recreational opportunities available in Nuneaton town centre, as well as nearby Bedworth, Hinckley and Coventry. The property is particularly well placed for commuters, with excellent road links via the A444, A5 and M6 motorway network, together with rail services from Nuneaton providing direct access to Birmingham, Coventry and London.

Travel Distances

Nuneaton Town Centre – 2 miles

Bedworth – 3 miles

Hinckley – 5 miles

Coventry – 9 miles

Birmingham City Centre – 20 miles

A444 – 0.5 miles

A5 – 3 miles

M6 (J3) – 4 miles

Nuneaton Railway Station – 2 miles (services to Birmingham, Coventry and London)

Birmingham Airport – 15 miles

East Midlands Airport – 25 miles



Accommodation Details

The property is entered via a front door into a central entrance hall, with stairs rising to the first floor, a useful understairs storage cupboard and a cloakroom WC. From here, a further reception room, currently utilised as bedroom six, is positioned to the front, offering flexibility for a variety of uses. To the right of the hallway, the former garage has been thoughtfully converted to create a reception room/home office, leading through to an additional bedroom with en-suite facilities, providing ideal accommodation for guests or multi-generational living.

To the rear, the property opens into a superb extended open-plan living space, incorporating a sitting area, dining area and a well-appointed kitchen. The kitchen is stylishly fitted with a range of units and concealed appliances, complemented by a central island with seating. Roof lights and bi-folding doors flood the space with natural light and provide direct access onto the garden, creating an outstanding environment for both everyday living and entertaining. Off the kitchen is an impressive utility room, fully fitted in a horseshoe configuration with a range of integrated appliances, providing excellent additional workspace and practicality.

To the first floor, the landing gives access to four bedrooms. The principal bedroom forms an impressive suite with built-in storage and en-suite facilities, while bedrooms two and three are served by a Jack and Jill en-suite. Three of the four first-floor bedrooms benefit from built-in storage, with the accommodation completed by a family bathroom.





Outside

Externally, the property is set back from the road with a driveway to the front providing off-road parking. The rear garden is private and enclosed, mainly laid to lawn with a patio area providing space for outdoor seating and entertaining, bordered by mature planting.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Features

- Substantially extended detached family home
- Impressive open-plan rear living space
- Kitchen, dining and sitting area combined
- Bi-fold doors opening onto rear garden
- Versatile ancillary accommodation to ground floor
- Ideal for multi-generational living arrangements
- Up to six bedrooms with four bath/shower rooms
- Superbly appointed throughout
- Private rear garden with good proportions
- Driveway providing off-road parking





Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01827 718021 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

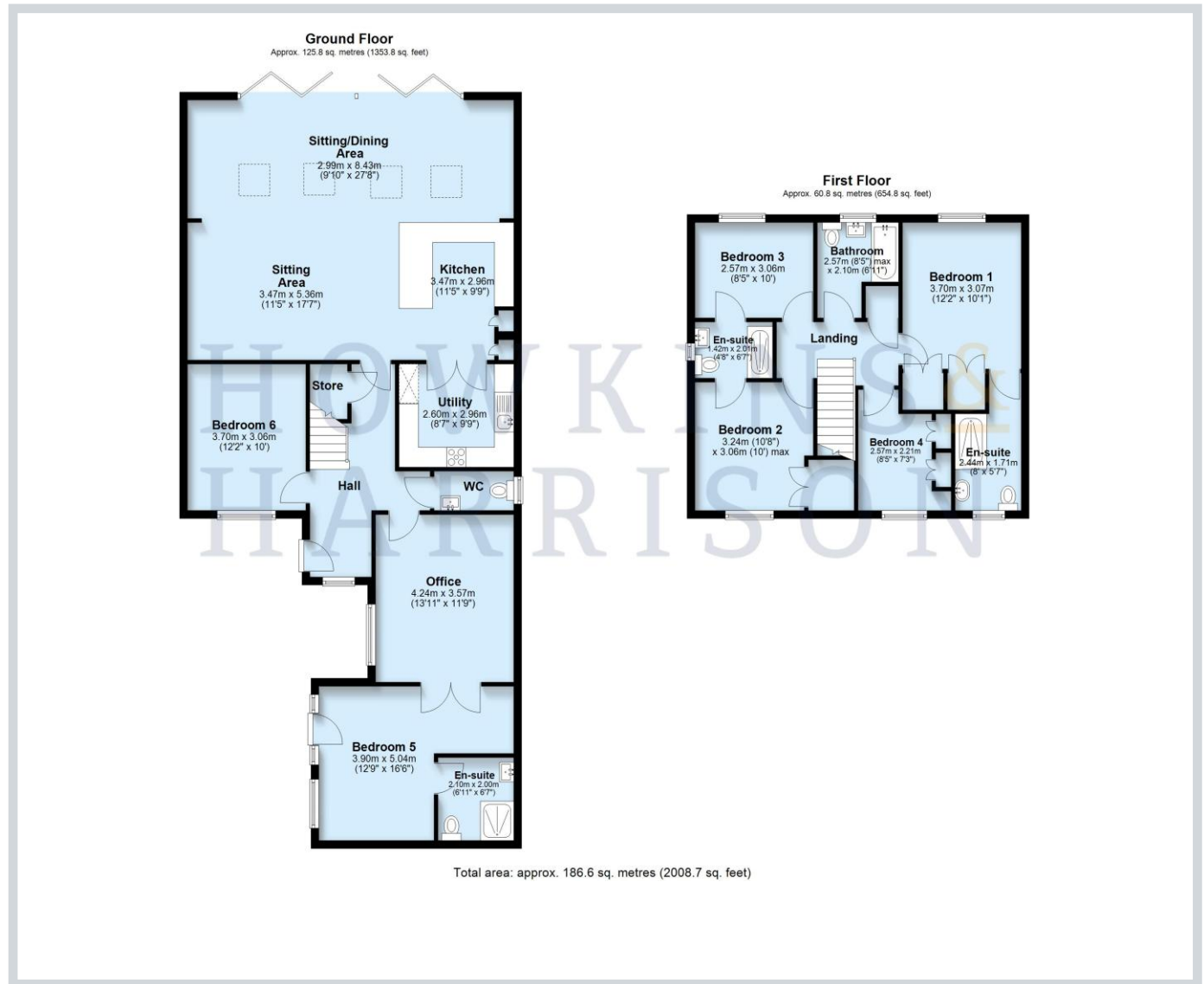
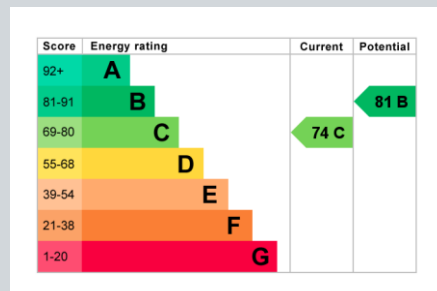
None of the services have been tested. We are advised that mains water, drainage, gas and electricity are connected to the property. The central heating is gas fired and broadband is available.

Local Authority

Nuneaton & Bedworth Council - [Tel:024-76376376](tel:024-76376376)

Council Tax

Band - E



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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