



## Dove Close, Bedworth CV12 0NN Open To Offers £310,000

Situated in a sought-after residential area of the Woodlands in Bedworth, this beautifully presented three-bedroom detached home is offered in true turn key condition, ideal for families or buyers seeking a property ready to move straight into.

The property welcomes you with a bright entrance hallway leading into a spacious and stylish front lounge, finished with modern décor and quality flooring. To the rear, the home opens into a stunning open plan kitchen/diner, fitted with contemporary units, integrated appliances, and ample worktop space. French doors provide direct access to the rear garden, creating an excellent space for both everyday living and entertaining.

Upstairs, there are three well proportioned bedrooms, including a generous main bedroom and two further bedrooms ideal for children, guests, or home office use. The property benefits from a modern family bathroom and an additional ensuite shower room, both finished to a high standard.

Externally, the home boasts a private rear garden with a porcelain patio and lawn areas, perfect for outdoor relaxation. A detached garage and driveway provide excellent parking and additional storage solutions.

Finished to an exceptional standard throughout, this property combines modern style with practical family living in a popular and convenient location.



**Porch**

5'10" x 3'1" (1.80m x 0.96m)

Enter via main door to property, window and radiator to side, alarm control panel, oak glass panel door to lounge, door to:

**WC**

5'11" x 2'7" (1.80m x 0.80m)

Fitted with a two piece suite comprising of a close coupled WC and vanity style hand wash basin with individual taps and tiled splashback, radiator side, window to front.

**Living Room**

17'7" x 14'7" (5.35m x 4.45m)

Window to front, horizontal wooden blinds fitted in window reveal, Internet and TV port, radiator to side and front, door to under stair cupboard, stairs to 1st floor, oak glass panel door to:

**Kitchen/Diner**

9'11" x 14'7" (3.03m x 4.45m)

Newly fitted modern kitchen with matching base and eyelevel units, compressed laminate worktop with inset sink and mixer tap, eyelevel integrated double oven, integrated gas hob with extractor fan and glass splashback, integrated dishwasher, radiator to side, patio doors and window to rear.

**Master Bedroom**

11'7" x 8'8" (3.52m x 2.64m)

Window and radiator to front, door to integrated wardrobe, door too:

**En-suite**

4'9" x 5'6" (1.45m x 1.67m)

Fitted with a three-piece suite comprising of a close couple WC, vanity hand wash basin with mixer tap and tiled splashback, fully tiled shower cubicle with mixer tap, shower rail and folding glass door.

**Bedroom 2**

10'11" x 8'8" (3.32m x 2.64m)

Window and radiator to rear, roller blind fitted in window reveal

**Bedroom 3**

8'1" x 5'7" (2.46m x 1.71m)

Window and radiator to front, roller blind fitted in window reveal.

**Family Bathroom**

5'7" x 6'2" (1.69m x 1.87m)

Full tiled bathroom fitted with a three-piece suite consisting of a close coupled WC wall mounted vanity basin with mixer tap, deep panelled bath with mixer tap and shower over bath, glass shower screen, window to rear, towel heater to side, extractor fan.

**External**

To the front: Tandem parking for two vehicles with access to a garage with an up and over door, remaining laid with lawn

To the rear: A fully enclosed rear garden with extended port and tile patio, door to garage, covered pergola to rear, side gate to driveway

**Good to Know**

Tenure: Freehold,

Age: 1997

Garden: North West

Total SqFt: 1033.34

Boiler age: 6-7 yrs old

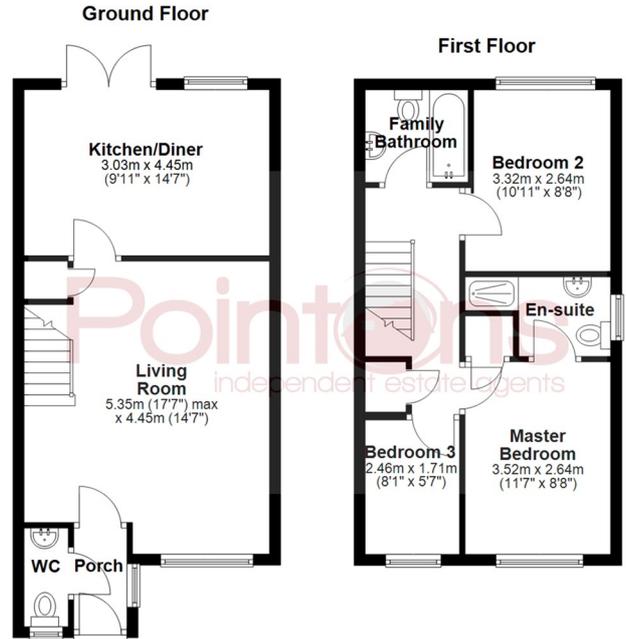
Loft: Insulated & part boarded

Energy efficiency rating: D

Council tax band: D

**Disclaimer**

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



All floor plans are for a guide of the layout and not to scale  
Plan produced using PlanUp.

| 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 |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential   |
|---|--|-------------------------|---|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |   |
| (92 plus) A   |  |                         |   |
| (81-91) B   |  |                         |   |
| (69-80) C   |  |                         |   |
| (55-68) D   |  |                         |   |
| (39-54) E   |  |                         |   |
| (21-38) F   |  |                         |   |
| (1-20) G  |  |                         |   |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |   |
| England & Wales   |  | EU Directive 2002/91/EC |  |



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