



**5 Bedroom House - Detached**  
**located on Passionflower Close,**  
**Bedworth**  
**£325,000**

**UP Estates**



**\*\* NO ONWARD CHAIN!! \*\*** Situated in the peaceful residential setting of Passionflower Close, this impressive five-bedroom link-detached home offers generous and versatile living space arranged across three well-designed floors — perfect for a growing family.

The ground floor welcomes you with a modern open-plan kitchen and dining area, thoughtfully designed to be the heart of the home. Featuring a breakfast bar and ample space for a separate dining table, it's ideal for both everyday family life and entertaining guests. To the rear, the bright conservatory provides a relaxing retreat during the summer months, with pleasant views over the garden. A cosy living room offers a quieter space to unwind in the evenings, while a convenient WC and useful lobby area, perfectly suited as a utility space complete the ground floor. The first floor hosts three well-proportioned bedrooms, many benefiting from built-in storage cupboards to maximise space and flexibility, along with a contemporary family bathroom.

Occupying the second floor are two further generous bedrooms, each enjoying the privacy and convenience of their own en-suite bathroom — ideal for older children or guests. Externally, the rear garden provides a fantastic setting for family games, outdoor dining, and entertaining. A garage offers secure parking and additional storage, with off-road parking available to the front. With local schools and amenities close at hand, this spacious and adaptable home presents an excellent opportunity for families seeking comfort, convenience, and room to grow.

£325,000

- NO ONWARD CHAIN!
- FIVE BEDROOM LINK-DETACHED HOME ARRANGED OVER THREE FLOORS
- MODERN OPEN-PLAN KITCHEN/ DINING AREA WITH A BREAKFAST BAR
- CONSERVATORY OVERLOOKING THE REAR GARDEN
- THREE FIRST-FLOOR BEDROOMS WITH BUILT IN STORAGE
- TWO SECOND FLOOR BEDROOMS EACH WITH THEIR OWN PRIVATE EN-SUITE
- GARAGE WITH SECURE PARKING AND ADDITIONAL STORAGE
- OFF ROAD PARKING IN FRONT
- QUIET RESIDENTIAL LOCATION
- CLOSE TO LOCAL SCHOOLS AND OTHER AMENITIES



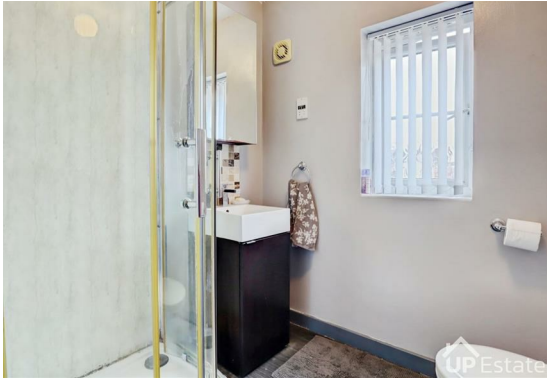


### **IMPORTANT NOTE TO PURCHASERS**

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended



as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Passionflower Close, Bedworth





Total Area: 131.0 m<sup>2</sup> ... 1410 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

## CONTACT

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