

**4 Bedroom House - Detached**  
**located on Columbine Way,**  
**Bedworth**  
**Offers Over £380,000**

**UP Estates**



**\*\*SPACIOUS AND VERSATILE FOUR BEDROOM DETACHED FAMILY HOME, GARAGE, DRIVEWAY PARKING AND QUIET RESIDENTIAL LOCATION\*\*** - beautifully presented accommodation throughout, combining generous living space with a stunning rear and side extension that creates the perfect environment for modern family living.

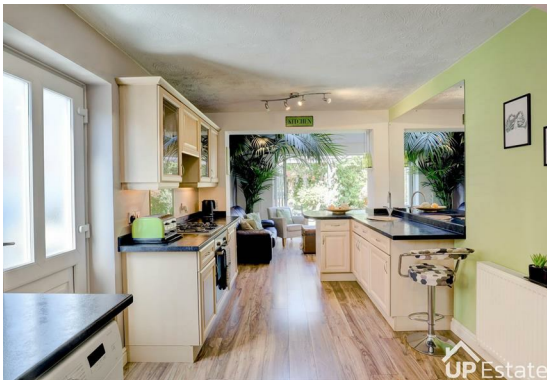
Upon entering, you are lead through into the comfortable and spacious living room. A charming bay window to the front aspect allows an abundance of natural light to flood the room, creating a warm and inviting atmosphere. The living room flows seamlessly into the impressive open-plan living and dining area to the rear, where two generous skylights and striking bi-fold doors create a bright and airy space ideal for both relaxing and entertaining. The bi-fold doors open onto the rear garden, providing beautiful views and effortless indoor-outdoor living during the warmer months. The open-plan layout continues into the well-equipped kitchen, offering ample worktop and cupboard space. Positioned off the living area is a generous ground-floor bedroom, providing excellent flexibility for growing families, guests, home working, or multi-generational living. This room is further enhanced by two large skylights that fill the space with natural light. A convenient ground-floor WC completes the accommodation on this level.

To the first floor, the property boasts three further well-proportioned bedrooms. The principal bedroom enjoys the added luxury of a stylish private en-suite shower room, while the remaining bedrooms are served by a family bathroom featuring both a bath and overhead shower to suit all preferences. Externally, the property continues to impress. A single garage, accessible from both the front and side aspects, provides secure parking and excellent storage solutions. Additional off-road parking is available in front of the garage. To the rear, the beautifully maintained garden features multiple seating areas, a pond and an attractive pergola to enjoy the garden.

## Offers Over £380,000

- SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME
- STUNNING OPEN-PLAN LIVING AND DINING AREA WITH BI-FOLD DOORS AND TWO GENEROUS SKYLIGHTS
- WELL-EQUIPPED KITCHEN WITH INTEGRATED OVEN AND GAS HOB
- VERSATILE GROUND FLOOR FOURTH BEDROOM
- GROUND FLOOR WC ADDING EXTRA CONVENIENCE
- PRINCIPLE BEDROOM WITH STYLISH PRIVATE EN-SUITE SHOWER ROOM
- SEPARATE FAMILY BATHROOM WITH BOTH BATH AND OVERHEAD SHOWER
- DRIVEWAY PARKING AVAILABLR WITH A GARAGE FOR SECURE PARKING AND ADDITIONAL STORAGE
- BEAUTIFUL REAR GARDEN WITH MULTIPLE SEATING/ ENTERTAINING AREAS
- PERFECT MODERN FAMILY LIVING





## 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.

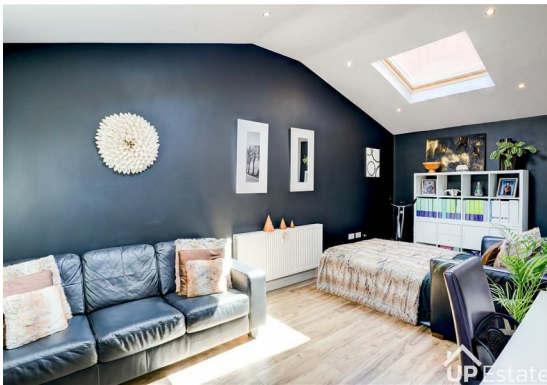
All measurements are approximate and intended



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.





Columbine Way, Bedworth





Total Area: 110.6 m<sup>2</sup> ... 1190 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

## CONTACT

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