



Willow Lodge, Bedworth Road, Bulkington, Bedworth, CV12 9JA

HOWKINS &  
HARRISON

Willow Lodge,  
Bedworth Road, Bulkington,  
Bedworth, CV12 9JA

Offers in excess of £900,000

Occupying an exceptional garden and land plot extending to 3.62 acres. A substantial detached bungalow extending to 3,004 sqft, having been significantly refurbished and extended in recent years to provide modern, ready-to-move-into accommodation.

Approached via a secure gated entry and long sweeping driveway, the property enjoys an impressive sense of arrival, generous parking and numerous garage and storage areas. Internally, the beautifully presented accommodation features oak internal doors throughout, a contemporary fitted kitchen and stylish bathrooms.

Externally, the newly laid patio overlooks expansive lawned gardens, with the property backing onto its own adjoining land enjoying far-reaching countryside views.



## Location

Bulkington is a well-regarded and thriving village situated between Bedworth and Nuneaton, offering an excellent balance of village character and everyday convenience. The centre provides a range of local amenities including independent shops, supermarkets, cafés, public houses, a library and medical facilities, together with well-regarded primary schooling and easy access to secondary schools in the surrounding towns. The area is particularly popular with commuters, benefitting from excellent road links to the A444, M6, M69 and A5, providing straightforward access to Coventry, Leicester and Birmingham. Rail services are available from nearby Bedworth and Nuneaton, with direct links to Coventry and London, making the location ideal for those requiring strong transport connections whilst enjoying a more relaxed village setting.

### Travel Distances:

Bedworth – 2 miles

Nuneaton – 4 miles

Coventry – 6 miles

Leicester – 18 miles

Birmingham – 20 miles

Birmingham Airport – 14 miles



## Accommodation Details

Entered via double doors into the welcoming entrance hall, oak internal doors and quality finishes immediately set the tone. From the hallway, double doors open directly into the impressive 'L' shaped sitting room/dining room, forming the heart of the home and providing an excellent entertaining space. The dining area features a vaulted ceiling with inset lighting and bi-folding doors opening onto the newly laid patio, creating a seamless connection with the gardens, while additional glazing enhances the natural light. Off to the left of the hallway, a door opens into the impressive 19ft bay-fronted living room, a beautifully proportioned reception room enjoying a dual aspect and generous proportions. The kitchen sits between the living room and sitting room and is accessed from both, allowing for a natural and practical flow. Fitted with contemporary units and ample work surfaces, the kitchen benefits from a large window overlooking the garden together with a door opening directly onto the patio, further enhancing the indoor-outdoor connection. Beyond the kitchen lies a large utility room with an integral store, separate cloakroom WC and a further utility area with door to outside.

The bedroom accommodation occupies a separate wing of the property. Bedroom one is a generous principal suite enjoying a door opening directly onto the rear garden, together with a walk-in wardrobe and large en-suite shower room. Bedroom two mirrors this arrangement with its own walk-in wardrobe and sizeable en-suite shower room. Bedrooms three and four are both well-proportioned and are served by a modern family bathroom.

**Ground Floor**  
Approx. 279.1 sq. metres (3004.1 sq. feet)





## Outside

Externally, electric wrought iron gates open onto a long sweeping driveway providing extensive parking. Numerous garage and storage areas include a double integral garage, attached single garage and separate single garage, all accessed externally. The newly laid patio spans the rear elevation and overlooks expansive lawned gardens, beyond which the property backs onto its own adjoining land, the entire plot extending to approximately 3.66 acres with far-reaching countryside views.

## 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

- Four bedroom detached bungalow
- Impressive 'L' shaped sitting/dining room with bi-folds
- 19ft dual aspect bay-fronted living room
- Modern fitted kitchen with patio access
- Modern shower room
- Two bedrooms with walk-in wardrobes and en-suites
- Gated entrance and long sweeping driveway
- Approx. 3.62 acres backing onto own land
- Significantly refurbished by the present owners
- Solar panels owned outright





## 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

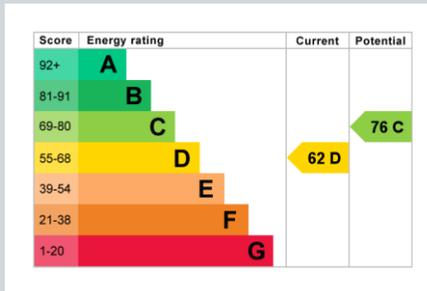
None of the services have been tested. We are advised that mains water, drainage (or is it a septic tank) gas and electricity are connected to the property. The central heating is ? and ? broadband is available but not currently connected. (Solar panels)

## Local Authority

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

## Council Tax

Band - G



## Howkins & Harrison

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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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