

# 16 Pebblebrook Way, Bedworth

Bedworth

£318,500

SHELDON BOSLEY KNIGHT

LAND AND PROPERTY PROFESSIONALS

# 16 Pebblebrook Way

## Bedworth

Sheldon Bosley Knight are proud to present an opportunity to acquire a spacious four bedroom detached family home, this property briefly accommodates entrance hall that sets the tone for the residence, complemented by a convenient cloakroom W.C. The heart of the home is the expansive lounge and dining room, offering a versatile and inviting space. Double glazed windows flood the area with natural light, and there is a feature fire surround with incorporated coal effect electric convector fire. The modern kitchen has a range of modern units with integrated appliances which include a dishwasher and fridge/freezer. There is an integrated hob and oven with a range of base units, walls units and worktops providing ample storage and preparation space. Flowing seamlessly from the living areas is a superb Victorian-style conservatory, a striking addition that combines period elegance with contemporary practicality. Upstairs, the accommodation is equally impressive, comprising four well proportioned bedrooms that cater to the needs of a growing family or visiting guests. Two of the bedrooms benefit from en-suite facilities, offering privacy and convenience, while the additional family bathroom is finished to a high standard, featuring modern fixtures and tasteful décor. Throughout the property there is mains gas central heating and UPVc double glazing. Practicality is further enhanced by a garage, ideal for secure storage or additional parking, and a gated, block-paved frontage that provides ample parking for multiple vehicles, ensuring both security and ease of access. The low maintenance rear garden is thoughtfully designed for easy upkeep, allowing you to enjoy outdoor living without the



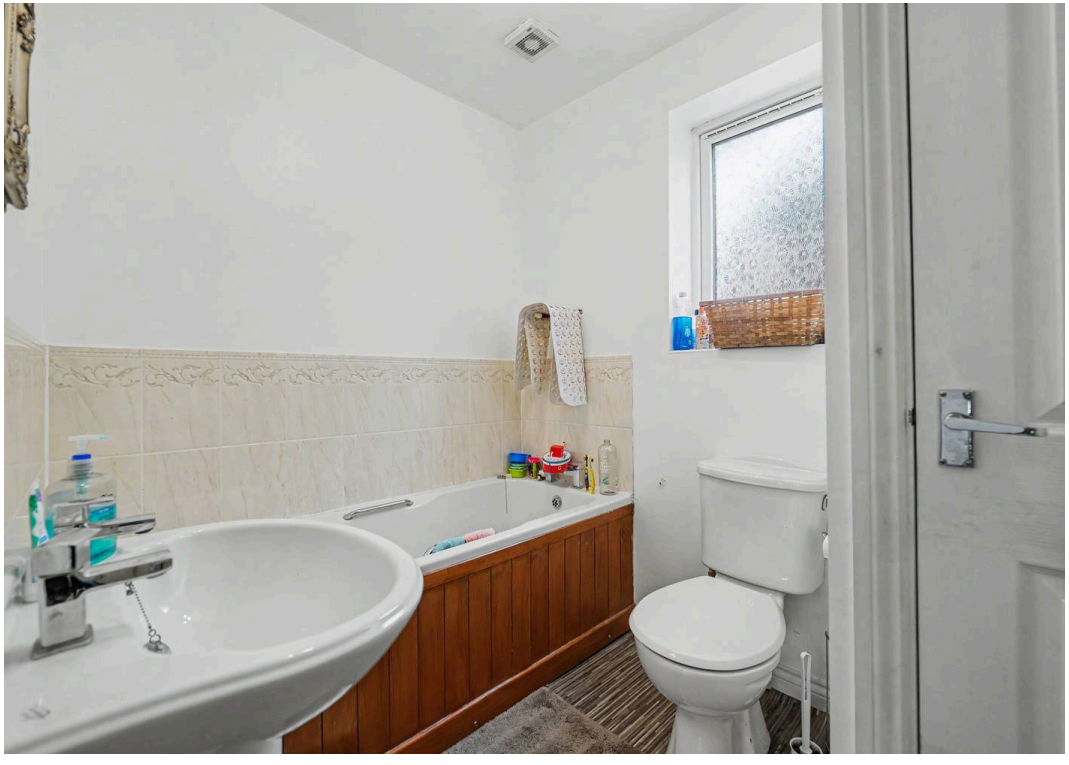






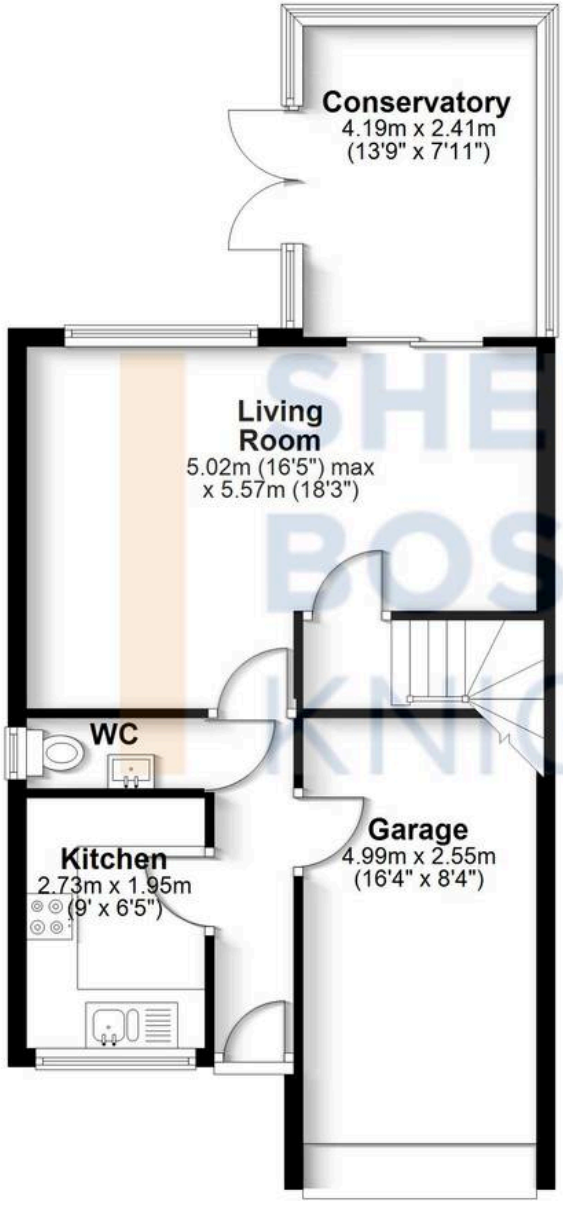






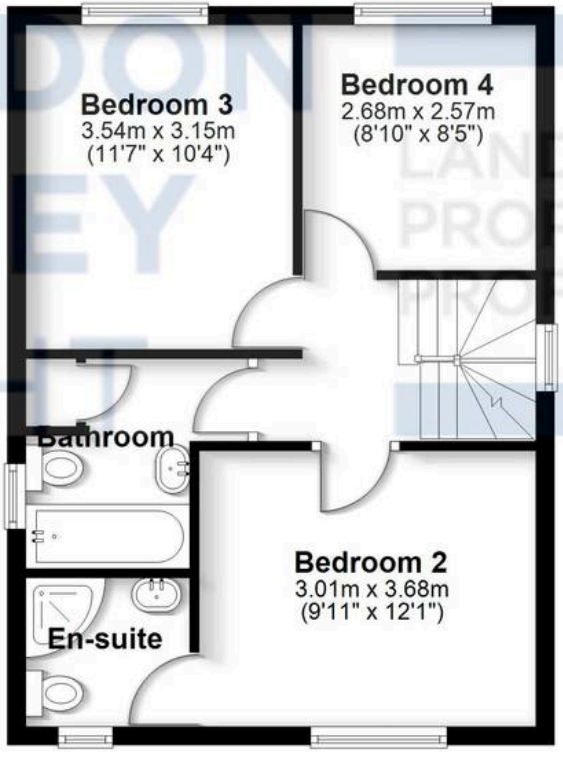
## Ground Floor

Approx. 58.3 sq. metres (628.1 sq. feet)



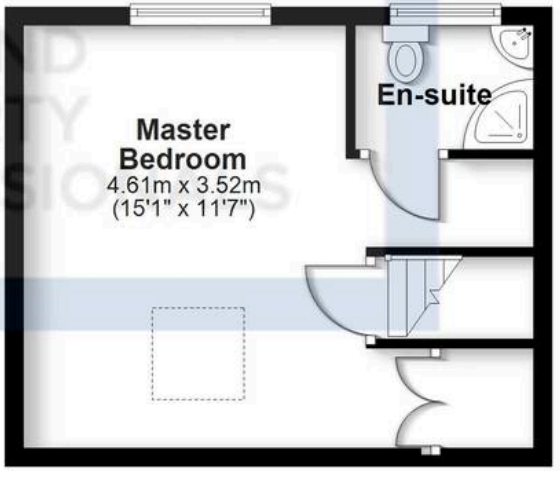

## First Floor

Approx. 43.5 sq. metres (468.1 sq. feet)




## Second Floor

Approx. 25.7 sq. metres (276.2 sq. feet)




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Total area: approx. 127.5 sq. metres (1372.3 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.



# Sheldon Bosley Knight Nuneaton

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