



THE KEY TO YOUR NEXT MOVE

www.keystateagents.com

For Sale

Tel: 024 7635 7645



Offers Around £325,000

Gainsborough Drive, Bedworth



E-mail: sales@keystateagents.com

KEY ESTATE AGENTS

Website: www.keystateagents.com

Gainsborough Drive

Bedworth

Offers Around £325,000



- Extended freehold link-detached residence
- Exceptionally well maintained throughout
- Separate dining room ideal for entertaining
- Ground floor cloakroom/WC
- Extensive driveway and private, enclosed rear garden not overlooked
- Situated within a popular cul-de-sac location
- Spacious lounge with attractive bay window
- Extended breakfast kitchen with comprehensive fitted units
- Three well-proportioned bedrooms with built-in furniture to primary bedroom
- Council Tax- C - EPC- D

Pleasantly situated within a popular cul-de-sac location in this favored residential vicinity, here is a rare opportunity to acquire an exceptionally well maintained and considerably extended freehold link-detached residence.

The property has been the subject of significant improvement by the present owners and offers well laid out, deceptively spacious accommodation ideally suited to family occupation. Internal viewing is highly recommended to fully appreciate the overall standard, space, and presentation on offer.

The accommodation briefly comprises a canopy porch leading into an entrance vestibule. A spacious and comfortable lounge with bay window provides an attractive main living area, while a separate dining room offers excellent space for family meals and entertaining.

To the rear, the property benefits from an extended breakfast kitchen fitted with a comprehensive range of attractive units, creating a practical and sociable hub of the home. From here there is access to a cloakroom/WC and further access into the reduced garage, offering useful storage space.

To the first floor, the landing gives access to three good-sized bedrooms, with the primary bedroom enjoying a range of built-in furniture. A family bathroom completes the first floor accommodation.

Outside, the property stands on a generous plot with an extensive driveway to the front providing off-road parking for several vehicles. The rear garden is neatly landscaped, fully enclosed, and not directly overlooked.

Well positioned for commuters, the property offers easy access to the A444 and key transport links, while remaining conveniently close to local amenities and schools.

This is a superbly cared for home in an excellent residential setting, early viewing is essential.

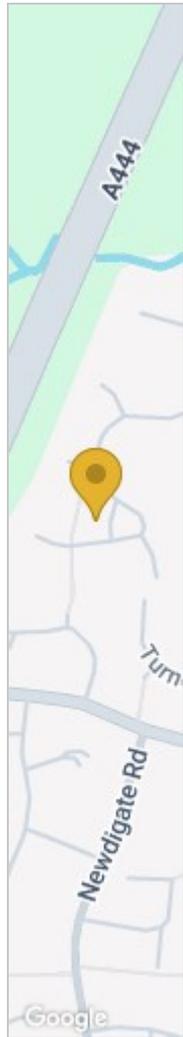
**Council Tax- C
EPC- D**

Agent disclaimer

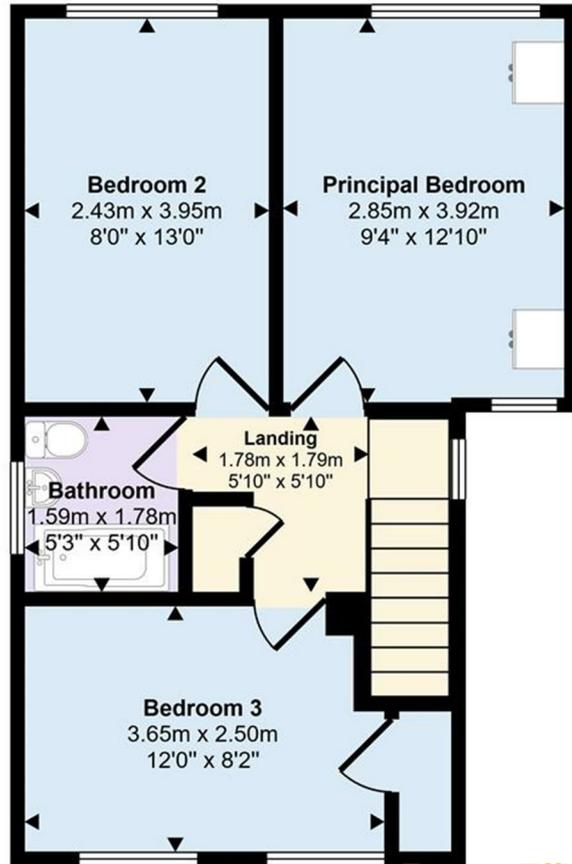
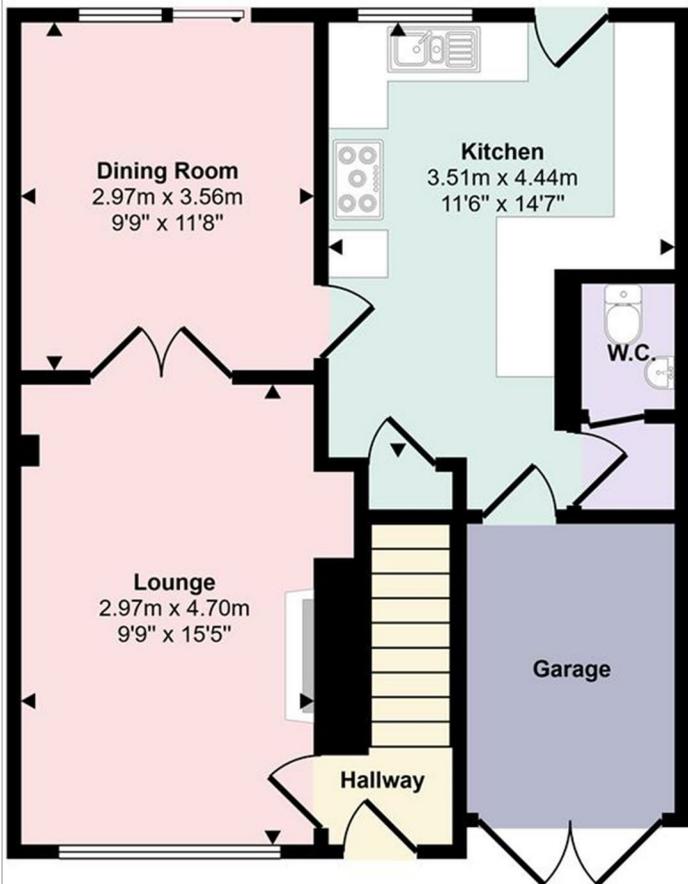
Agents Note: We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are usually stated in respect to the furthest point in the room. Subjective comments in these details are the opinion of KEY Estate Agents at the time these details were prepared. These opinions may vary from your own. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. In respect to the tenure of the property, the information stated above is provided to us by the vendor and is taken in good faith, this, as well as other details relating to the title, should be confirmed prior to exchange of contracts by your solicitor. Photos, floorplans and videos used within these details are under copyright to KEY Estate Agent and under no circumstances are to be reproduced by a third party without prior permission.



Approx Gross Internal Area
96 sq m / 1036 sq ft



Energy Efficiency Graph



Ground Floor
Approx 55 sq m / 593 sq ft

First Floor
Approx 41 sq m / 443 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

HAVE YOU GOT A PROPERTY TO SELL OR LET?

KEY Estate Agents offer a complete and professional service to Home Owners and Landlords throughout the **Nuneaton, Bedworth and Hinckley** and surrounding villages.

If you are thinking of selling or letting your home we would be delighted to offer you a **Free Valuation with No Obligation** whatsoever.

Please call us today for details on all of our services, along with information about our competitive fee structure.

KEY Estate Agents

2 The Courtyard, Goldsmith Way, Eliot Business Park, Nuneaton CV10 7RJ
sales@keyestateagents.com



Zoopa.co.uk



rightmove



These particulars do not constitute an offer contract and have been prepared for guidance only, and must not be relied upon as statement of fact.

Area measurements or distances are given as guidance only and are not precise. Boundaries are subject to verification. Appliances and fittings have not been tested. Floor plans are not drawn to scale. The inclusion of any fixtures and fittings are subject to the vendor's confirmation, subject to contract. Internal photographs may well show furnishings, fixtures and fittings which are not included in the sale.



024 7635 7645