Pointons
independent estate agents

Buttercup Way, Bedworth
CV12 0GJ
Offers In The Region Of £445,000
Freehold - Nuneaton And Bedworth Band: E - EPC: C

Pointons are delighted to present this substantial five-bedroom detached townhouse, located in the highly desirable CV12 0GJ area. Offering generous and versatile accommodation across multiple floors, this impressive family home is ideal for modern living.

The ground floor features a welcoming entrance hallway leading to a spacious lounge, tastefully presented with a feature fireplace and ample natural light. To the rear, a large open-plan kitchen/breakfast room is fitted with a range of units, integrated appliances, and extensive worktop space—perfect for family dining and entertaining. Additional reception space provides flexibility for formal dining or a second sitting area.

Across the upper floors, the property offers five well-proportioned bedrooms, including a spacious principal bedroom and multiple doubles, ideal for growing families or those requiring home office space. The home benefits from modern bathroom facilities, including a contemporary family bathroom and additional shower room, finished to a high standard.

Externally, the property boasts a well-maintained rear garden with patio and seating areas, providing a private outdoor space ideal for entertaining. To the front, there is a driveway and access to a garage, offering ample off-road parking.

Situated within a popular residential development, the property is conveniently positioned close to local amenities, schools, and excellent transport links.

This is a fantastic opportunity to acquire a spacious and well-presented family home in a sought-after location.

Kitchen
18'4" x 9'8" (5.58m x 2.94m)
Fitted with base and eyelevel matching units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, integrated gas hob, electric oven and extractor fan with stainless steel splashback, tiling wall above worktop, space and plumbing for washing machine, integrated dishwasher, integrated fridge freezer, radiator to side, window to rear, door to under stair storage, door to side with garden access.

Living Room
17'3" x 10'1" (5.27m x 3.08m)
Box bay window to front with vertical blinds fitted to window, feature fireplace with stone surround, coving to ceiling, window to side, open to;

Dining Room
9'3" x 10'1" (2.83m x 3.08m)
Covid to ceiling, radiator side, door to kitchen, patio door leading to garden.

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6'0" x 3'0" (1.82m x 0.92m)
Two piece suite comprising of a close coupled WC and hand wash basin, radiator to side, window to front.

Bedroom 2
11'2" x 10'1" (3.41m x 3.07m)
Box Bay window to front with vertical fitted blinds, radiator to front.

Bedroom 3
13'1" x 10'1" (3.98m x 3.07m)
Integrated wardrobes, radiator and window to rear, vertical blinds fitted to window reveal.

Bedroom 5
6'7" x 9'8" (2.00m x 2.95m)
Window and radiator to front, window reveal fitted with vertical blinds.

Family Bathroom
7'3" x 9'8" (2.22m x 2.95m)
Four piece sweet bathroom comprising of a deep panel bath with mix it up, vanity hand wash basin with underneath storage and mixer tap, Miami style WC, fully tiled shower cubicle with the glass door, radiator and mirror to side, extractor fan, window with vertical blinds to rear.

Master Bedroom
14'7" x 16'8" (4.45m x 5.07m)
Integrated wardrobes, Juliet balcony with double door access, radiator to side, window to rear, windows and doors fitted with vertical blinds, door to;

En-suite
7'6" x 6'5" (2.31m x 1.97)
Three piece suite shower room fitted with shower cubicle, close coupled WC, vanity hand wash basin with mixer tap, wall mounted LED mirror, half tile surround with full tile in ensuite, window with vertical blinds to rear, extractor fan.

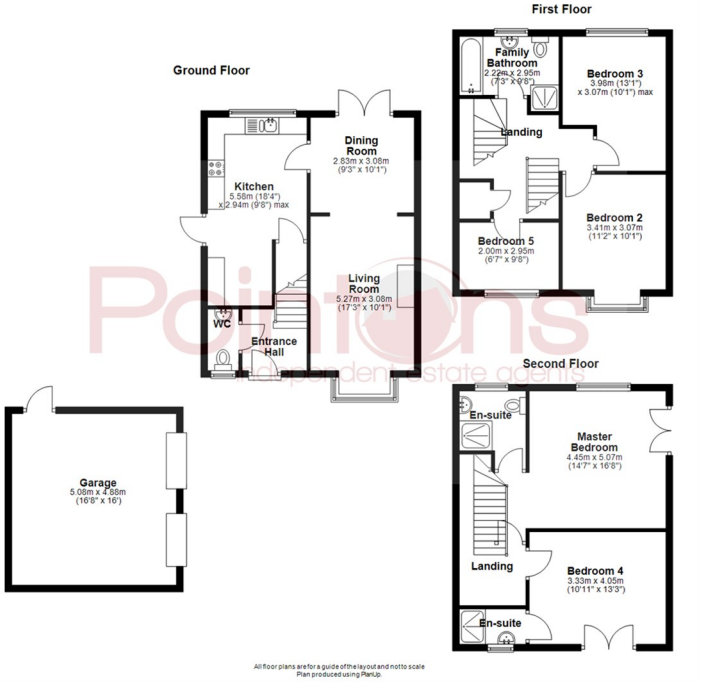
Bedroom 4
10'11" x 13'3" (3.33m x 4.05m)
Juliet balcony with double doors to front, radiator to side, vertical blinds fitted to door reveal, door to;

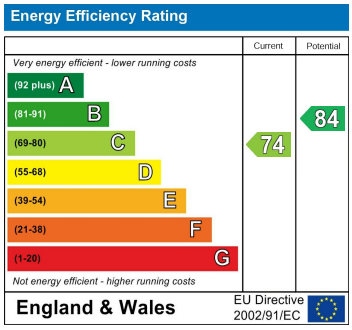
En-suite
3'4" x 6'5" (1.04m x 1.97m)
Two piece suite shower room comprising of shower cubicle and hand wash basin with mix tap, window to front.

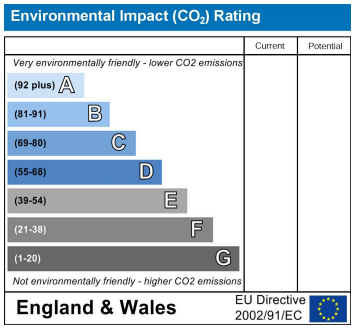
Garage
16'7" x 16'0" (5.08m x 4.88m)
Double garage with two up and over doors, side door access.

Good to Know
Tenure: Freehold,
Age: 2004
Garden: North West
Total SqFt: 1590.80
Loft: Insulated & part boarded
Energy efficiency rating: C
Council tax band: E

Disclaimer
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.







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