



**4 Bedroom House - Detached**  
**located on off Hospital Lane,**  
**Bedworth**  
**£385,000**

 **UP Estates**



**\*\*NEW BUILD, NO UPWARD CHAIN\*\*** Brought to your by Persimmon Homes is this beautifully presented four-bedroom detached home which will make a fantastic home, offering generous living space and modern features throughout.

Upon entering you are welcomed by a bright and airy entrance hallway, creating a warm first impression and acting as the central hub of the home, with access to both the living room and the impressive kitchen/diner. The living room is spacious and filled with natural light providing a comfortable setting for relaxing with family. The open-plan kitchen/diner is ideal for both everyday living and entertaining, offering a sociable space where no one is left out. French doors lead directly onto the rear garden, seamlessly blending indoor and outdoor living. The ground floor is completed by a convenient WC and a separate utility room, adding practicality to this well-designed home.

Upstairs, the property boasts four generously sized bedrooms, perfect for family life or home working. The main bedroom benefits from a private en-suite, adding a touch of luxury, while the remaining bedrooms are served by a modern family bathroom. Externally, the property features a private driveway providing off-street parking, along with a well-maintained rear garden complete with both lawn and patio areas—ideal for relaxing or entertaining. Further benefits include an EV charging point, solar panels, and the reassurance of a 10-year new build warranty.

£385,000

- BRAND NEW FOUR BEDROOM DETACHED HOME
- OPEN-PLAN KITCHEN AND DINING AREA IDEAL FOR ENTERTAINING
- BRIGHT AND SPACIOUS LIVING ROOM
- GROUND FLOOR WC AND SEPARATE UTILITY ROOM
- MAIN BEDROOM WITH EN-SUITE
- DRIVEWAY PARKING
- EV CHARGE POINT, SOLAR PANELS AND 10 YEAR NEW BUILD WARRANTY
- EXCELLENT ROAD AND RAIL LINKS





### **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.

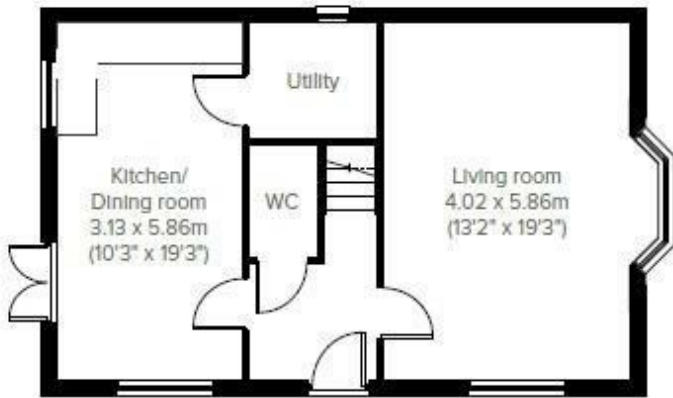
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.



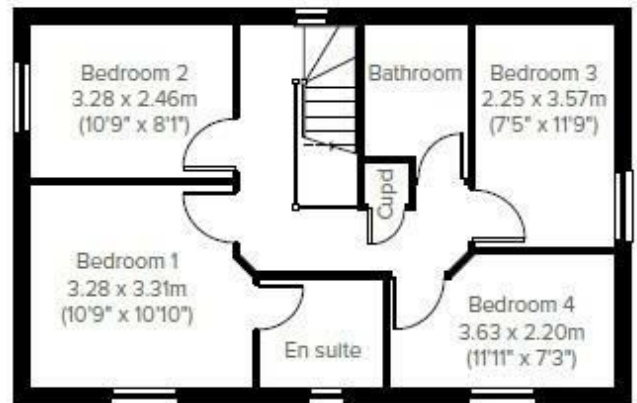


off Hospital Lane, Bedworth





**GROUND FLOOR**



**1ST FLOOR**

Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation check list.

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between home types, orientation and developments.

## CONTACT

Up Estates,  
11 Dugdale Street  
Nuneaton  
Warwickshire  
CV11 5QJ

E: [enquiries@upestates.co.uk](mailto:enquiries@upestates.co.uk)  
T: 024 7771 0790

