



THE KEY TO YOUR NEXT MOVE

www.keyestateagents.com

For Sale

Tel: 024 7635 7645



Offers Around £440,000

6 Trent Road, Bulkington, Bedworth CV12 9QD



E-mail: sales@keyestateagents.com

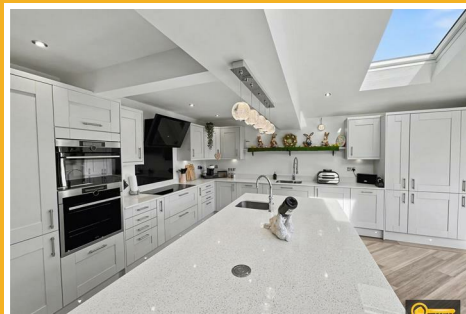
KEY ESTATE AGENTS

Website: www.keyestateagents.com

6 Trent Road

Bulkington, Bedworth CV12 9QD

Offers Around £440,000



- **Extended FIVE bedroom detached family home**
- **Stunning open-plan kitchen/dining/living space with bi-fold doors**
- **Spacious lounge with walk-in bay window & contemporary fireplace**
- **Modern and well-appointed family shower room**
- **Tenure - Freehold**
- **Sought-after Bulkington location close to village amenities**
- **High-quality fitted kitchen with quartz worktops & central island**
- **Separate utility room, walk-in pantry & ground floor W.C.**
- **Extensive driveway providing parking for multiple vehicles & garage storage access**
- **EPC - Rating D - Local authority - NBBC.**

Key Estate Agents are delighted to present this exceptional FIVE bedroom extended detached family residence, occupying a generous plot within a highly sought-after residential location, this superb home offers beautifully presented, spacious, and versatile accommodation ideal for modern family living.

Conveniently positioned within easy reach of Bulkington village centre and its wide range of amenities, this outstanding property must be viewed internally to be fully appreciated.

The accommodation briefly comprises a recessed canopy porch leading into a welcoming entrance hallway with stairs rising to the first floor. There is a comfortable and stylish lounge featuring a contemporary fireplace and walk-in bay window, creating a warm and inviting living space.

Undoubtedly the heart of the home is the stunning open-plan kitchen, dining, and living area a true showstopper. This impressive space is fitted with a comprehensive range of high-quality units, complemented by quartz work surfaces, a large central island with integrated sink and additional storage, and a range of quality built-in appliances. Amtico flooring flows throughout, and slide & stack doors open seamlessly onto an extensive patio area, perfect for entertaining and indoor-outdoor living.

Further ground floor benefits include a separate utility room, a useful walk-in pantry, and a cloakroom/W.C.

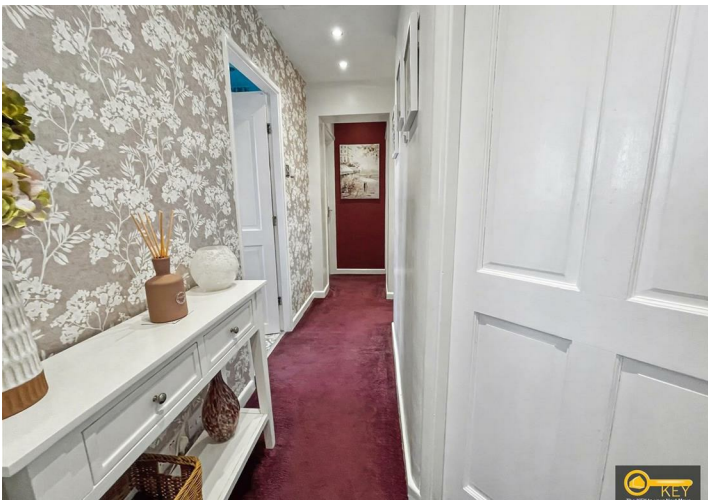
To the first floor, the landing provides access to FIVE bedrooms and a well-appointed family shower room.

Externally, the property boasts an extensive frontage with a wide driveway providing parking for at least five vehicles and access to a limited garage. To the rear, there is a beautifully maintained and large private garden, mainly laid to lawn with established trees, flower borders, and shrubs, alongside a substantial paved patio area ideal for relaxing or entertaining. The garden enjoys a good degree of privacy and is not directly overlooked.

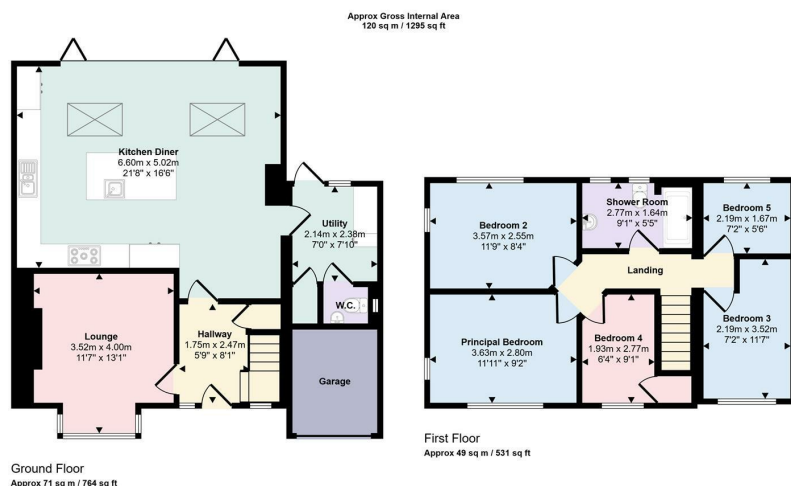
This is an outstanding family home with viewing essential.

Agents 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.

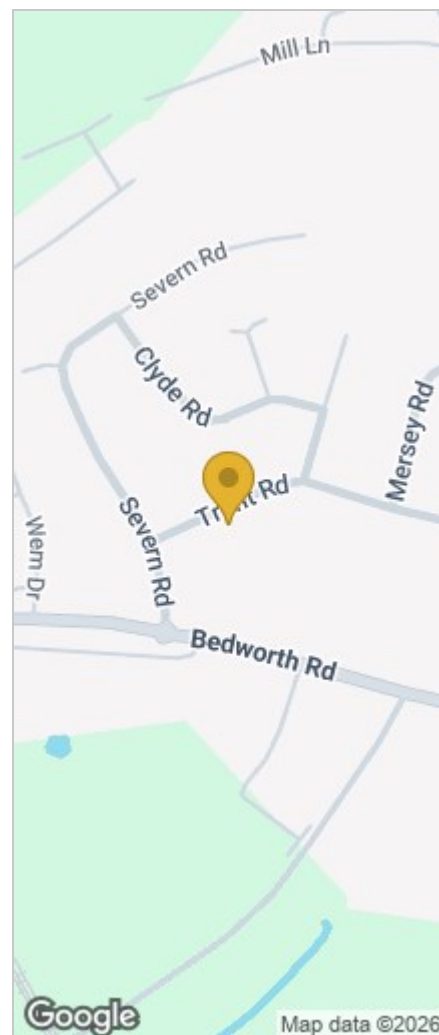


Floor Plan

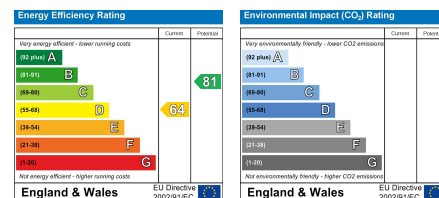


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Area Map



Energy Efficiency Graph



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



Zoopla.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