



60 Heath Road | Bedworth | CV12 0AP

WOW!!! STUNNING DETACHED FAMILY HOME SET ON A 0.22 ACRE PLOTFOUR/FIVE BEDROOMS***SUPERB OPEN PLAN KITCHEN/LIVING/DINING SPACE***MASTER BEROOM WITH ENSUITE***LANDSCAPED GARDEN WITH BAR & SUMMERHOUSE/OFFICE***ELECTRIC GATED ENTRANCE WITH RESIN DRIVEWAY AND PARKING FOR SEVERAL VEHICLES***Freehold. Council Tax Band D. EPC Rating B

Guide Price £579,999

- Fully modernised detached family home
- Four / five bedrooms with flexible layout
- Superb open-plan kitchen, dining & living space
- Approx. 0.22-acre plot (just under ¼ acre)



Property Description

*****WOW!!! STUNNING DETACHED FAMILY HOME SET ON A 0.22 ACRE PLOT***FOUR/FIVE BEDROOMS***SUPERB OPEN PLAN KITCHEN/LIVING/DINING SPACE***MASTER BEDROOM WITH ENSUITE***LANDSCAPED GARDEN WITH BAR & SUMMERHOUSE/OFFICE***ELECTRIC GATED ENTRANCE WITH RESIN DRIVEWAY AND PARKING FOR SEVERAL VEHICLES***Freehold. Council Tax Band D. EPC Rating B**

Fully modernised detached family home set behind electric gates on an approx. 0.22-acre plot (just under ¼ acre), offering a round 1,668 sq ft (156.7sq m). Internal living space. Approx. 318sq ft (29.5 sq m) Garage and garden office.

This impressive and beautifully presented home occupies an outstanding plot and has been comprehensively modernised to create a spacious, flexible layout ideal for modern family living. Set well back from the road behind secure electric gates, the property enjoys excellent privacy and a large resin driveway providing parking for at least 10 vehicles, together with access to the garage.

The heart of the home is a stunning open-plan kitchen, dining and living space, ideal for everyday living and entertaining. Bi-folding doors open directly onto the rear garden, while the open-plan conservatory, fully insulated and heated, forms a seamless extension of the main living space and can be enjoyed all year round.

The kitchen is fitted with contemporary floor-to-ceiling units, a large central island with solid oak worktop, ceramic sink and induction hob, and a full range of integrated appliances including twin ovens (one steam), microwave, dishwasher and twin fridges.

A generous separate living room sits to the front of the property, featuring a stylish media wall with built-in electric fire. The ground floor also offers excellent flexibility with a home office or fifth bedroom, utility room, cloakroom WC, rear lobby and welcoming

entrance hall.

Upstairs are four well-proportioned bedrooms, including a spacious master bedroom with dual-aspect windows, acoustic glazing and a modern en-suite. The remaining bedrooms are served by a contemporary family bathroom.

GROUND FLOOR

- Entrance Porch: 2.38m x 1.68m (tapering to 0.87m) 7'10" x 5'6" (tapering to 2'10")
- Entrance Hall: 2.54m x 2.80m 8'4" x 9'2"
- Living Room: 3.68m x 6.50m 12'1" x 21'4"
- Kitchen / Dining Room: 3.15m x 6.35m 10'4" x 20'10"
- Open-Plan Conservatory (Insulated & Heated): 3.04m x 3.29m 10'0" x 10'10"
- Office / Bedroom Five: 2.74m x 3.20m 9'0" x 10'6"
- Utility Room: 2.70m x 1.84m 8'10" x 6'0"
- Rear Lobby: 1.27m x 2.32m 4'2" x 7'7"
- Cloakroom / WC: 1.10m x 2.10m 3'7" x 6'11"

FIRST FLOOR

- Master Bedroom: 5.00m x 5.38m 16'5" x 17'8"
- En-Suite: 2.26m x 2.06m 7'5" x 6'9"
- Bedroom Two: 3.73m x 3.05m 12'3" x 10'0"
- Bedroom Three: 3.28m x 3.05m 10'9" x 10'0"
- Bedroom Four: 2.64m x 3.25m 8'8" x 10'8"
- Family Bathroom: 1.73m x 3.25m 5'8" x 10'8"
- Stairs & Landing 3.50m x 1.85m 11'6" x 6'1"

OUTSIDE

Electric double gates open onto a substantial resin driveway providing parking for several vehicles, with access to the garage.

The rear garden enjoys a rare open aspect overlooking horses and has

been landscaped for low-maintenance enjoyment, with raised resin patio areas, astro-turf lawn, decked seating zones and a thatched gazebo with power, lighting and heating. A feature bar area provides an ideal entertaining space.

A summerhouse / home office sits to the rear of the garden, fully equipped with power, lighting, and broadband, together with additional storage.

The property also benefits from solar panels owned outright, contributing to excellent energy efficiency.

GENERAL INFORMATION / MATERIAL INFORMATION PART C

Nuneaton & Bedworth Borough Council. Council Tax Banding D. EPC Rating B. Located in a low flood risk area.

The Vendor has informed the agents, they are not aware of any building safety issues.

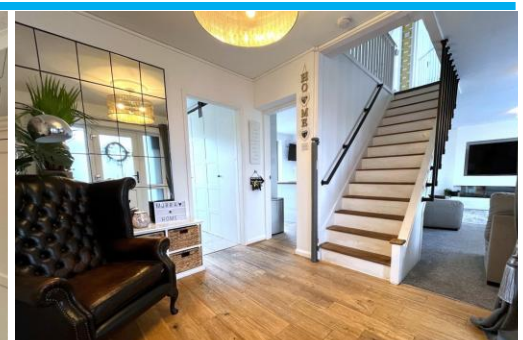
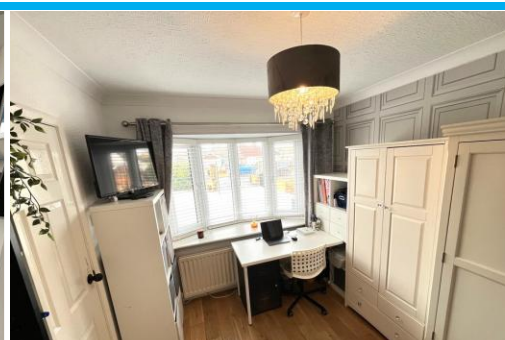
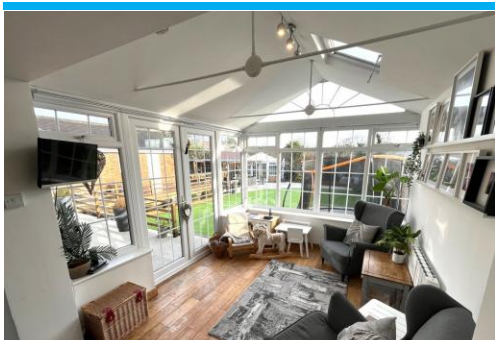
The vendor has informed the agents they are not aware of any planning considerations.

The Vendor has informed the agents construction is Standard Brick.

TENURE: we understand from the vendors that the property is freehold with vacant possession on completion.

SERVICES: Russell Cope Estate Agents have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

FIXTURES AND FITTINGS: only those as mentioned in these details will

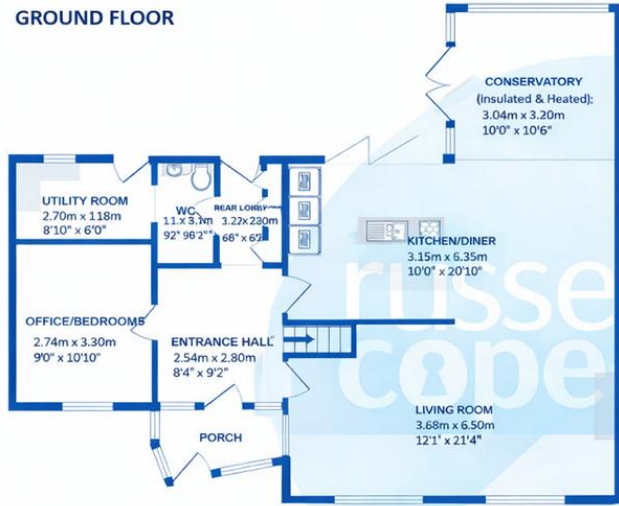


Approx. 2,004 sq ft (186.2 sq m) Total Accommodation

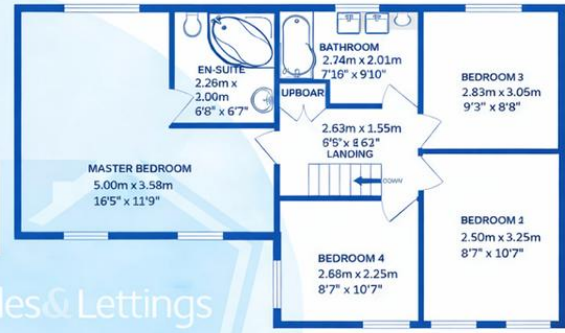
Approx. 1,886 sq ft (166.7 sq m) Internal Living Space

Approx. 318 sq ft (29.5 sq m) Garage & Garden Office

GROUND FLOOR



FIRST FLOOR



OUTBUILDINGS



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of windows, doors, rooms and any other items are approximate, and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes, and one should be used as such by any prospective purchaser. The services, systems and damages afloat have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		