







4 Bedroom House - Detached

located on off Hospital Lane, Bedworth

£399,999

UP Estates

UP Estates

4

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£399,999

- BRAND NEW FOUR BEDROOM DETACHED HOME
- ATTRACTIVE KITCHEN/ DINER
- GROUND FLOOR WC AND SEPARATE UTILITY ROOM
- MAIN BEDROOM WITH EN-SUITE
- EV CHARGE POINT, SOLAR PANELS AND 10 YEAR NEW BUILD WARRANTY
- EXCELLENT ROAD AND RAIL LINKS

NEW BUILD HOME, FOUR BEDROOM DETACHED FAMILY HOME ARRANGED OVER THREE FLOORS - Bought to you by Persimmon Homes, offering spacious and versatile accommodation, making it the ideal family home.

Upon entering, you are welcomed by a bright and airy entrance hallway leading through to the warm living room positioned to the front of the home, providing the perfect space to relax and unwind. To the rear of the home is the impressive open-plan kitchen/dining room, truly the heart of the property. The modern kitchen benefits from ample built-in storage, extensive worktop space, and pleasant views over the rear garden. The dining area seamlessly flows from the kitchen, creating an excellent space for entertaining family and friends, with French doors opening directly onto the beautifully maintained rear garden, further enhancing the indoor-outdoor living experience.

The ground floor is completed by a separate utility room and downstairs WC adding further convenience, along with additional storage cupboards. The first floor offers three well-proportioned bedrooms, a contemporary family bathroom, and an en-suite shower room serving bedroom two. Occupying the entire top floor, the impressive principal bedroom provides a private retreat complete with its own en-suite bathroom, offering an ideal layout for families seeking additional privacy and space.

Externally, the property benefits from a private driveway to the side aspect providing off-road parking. To the rear, the enclosed well maintained garden offers the perfect setting for relaxing with family or entertaining guests during the warmer months. Further benefits include an EV charging point, solar panels, and the reassurance of a 10-year new build warranty.







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

2ND 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

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