



**4 Bedroom Detached House located  
in Bedworth.**

**£300,000**

**UP Estates**



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£300,000

- Four Bedroom Detached House
- Beautifully Presented
- Garage & Parking
- Utility Room & W/C
- En-Suite
- Under NHBC warranty



## FULL DESCRIPTION

Up Estates are pleased to bring to the market this recently built, nearly new build property located in the heart of Bedworth. Close to all the local amenities necessary for a family, this property is very well proportioned for modern living, styled beautifully and ready for somebody to move in. Located off the entrance hallway is a kitchen/dining room, that leads through French doors to the garden. There is also a living room, a guest cloakroom and a utility room. The en-suite master bedroom features plenty of space and a second double bedroom, two further bedrooms and a main bathroom complete the accommodation. The property has parking, a single garage & a rear garden. It is still under it's NHBC warranty. Book as soon as possible to view to avoid disappointment and get yourself on this exclusive development.

## HALLWAY

With stairs ascending to the first floor and doors leading to the Lounge and Kitchen/Diner & W.C.

## LIVING ROOM

**10' 8" x 14' 8" (3.27m x 4.49m)**

Having a central heated radiator and a double glazed bay window overlooking the front aspect.

## WC

Benefiting from a low level w/c, wash hand basin and central heated radiator.

## KITCHEN/DINER

**17' 7" x 11' 1" (5.36m x 3.38m)**

The kitchen including a matching range of wall and base mounted units with roll top work surfaces over, a stainless steel sink with drainer and mixer tap, double oven and gas hob. The room has space for dining & entertaining with windows and French doors overlooking the rear aspect whilst providing access to a handy utility room.

## UTILITY ROOM

Having space for a washing machine & dryer with units.

## BEDROOM ONE

**10' 4" x 12' 5" (3.17m x 3.79m)**

Having a central heated radiator and double glazed window to the rear aspect. Access to private en-suite.





#### **EN-SUITE**

Benefiting from a tiled shower cubicle, low level W/C, pedestal wash basin and central heated towel rail.

#### **BEDROOM TWO**

**10' 4" x 10' 11" (3.17m x 3.35m)**

Having a central heated radiator and double glazed window to the front aspect.

#### **BEDROOM THREE**

**6' 10" x 10' 9" (2.10m x 3.30m)**

Having a central heated radiator and double glazed window to the rear aspect.

#### **BEDROOM FOUR**

**7' 3" x 6' 10" (2.23m x 2.10m)**

Having a central heated radiator and double glazed window to the front aspect.

#### **FAMILY BATHROOM**

Being partially tiled and having a panelled bath with shower over, low level W/C, pedestal wash basin, central heated towel rail.





#### **REAR GARDEN**

A private rear garden with a paved seating area followed by a lawn with fencing along the boundaries.

#### **GARAGE**

A single garage with parking to the front.

#### **DISCLAIMER**

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



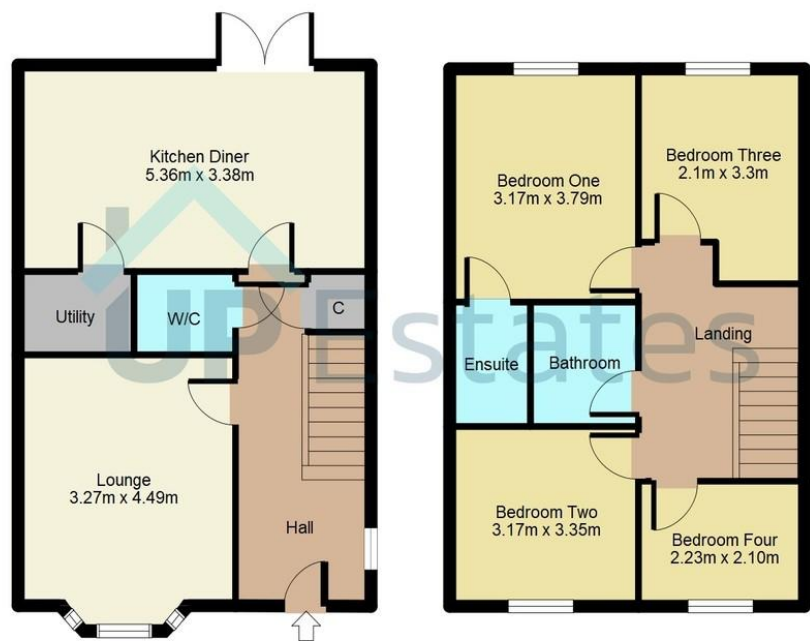


## Smarts Road Bedworth CV12 0BF





FLOORPLAN



For illustrative purposes only. Measurements are approximate and not to scale.  
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APPROX GROSS INTERNAL FLOOR AREA: 91 sq. m / 974 sq. ft

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CONTACT

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