



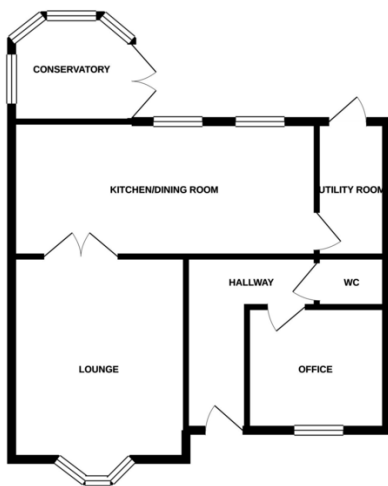
17 Bluebell Drive

£380,000

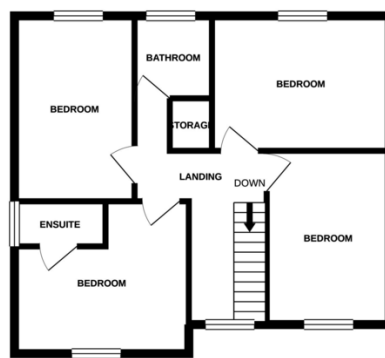
CV12 0GE

***** EXECUTIVE FAMILY HOME - EARLY VACANT POSSESSION AVAILABLE TO TAKE ADVANTAGE OF THE STAMP DUTY HOLIDAY***** A modern detached property located in a highly desirable residential location. In our opinion the main selling features of the property are;- double glazed, Honeywell Evohome Smart gas fired central heating system , owned 4kw high end Solar System, Yale Smart alarm System , through reception hall, ground floor WC, lounge, office, kitchen/ dining room , brick built double glazed conservatory. On the first floor;- four bedrooms, master having shower en-suite facilities, separate family bathroom. Outside;- gardens to front and rear, access leading to tarmac drive in turn leading to attached double garage.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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 only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SOLAR SYSTEM

The house has the benefit of an home owner purchased 4kw Romag solar system. This is an integrated solar panel system replacing existing roof tiles. It is certified and tied into the grid generating circa £1k per year cash back for a remaining 16 years (£16k approx income). Original agreement was for 20 years. The solar system is also tied into our hot water so when there is excess solar being generated it powers an immersion heater. This is a high end solar arrangement and not to be confused or compared to the typical entry level solar panel arrangements.

HEATING SYSTEM

The heating system is Honeywell Evohome. It is a smart system tied into a recently and current model Worcester Bosch boiler. It allows temperature to be set and adjusted by a phone app and can allow separate control of hot water and room temperatures.

In more detail, the property comprises:-

Decorative double glazed front entrance door with matching adjacent side panel opening into through reception hall.

THROUGH RECEPTION HALL

Stairs ascending, hand banister, spindle balustrade, hot water radiator, door into storage area beneath stairs, door into WC.

LOUNGE

12' 6" x 17' 2" (into bay) (3.81m x 5.23m) UPVC double glazed bay window to front elevation, interlocking laminate wood effect floor covering, hot water radiator, living flame coal effect gas fire set in feature fireplace surround upon raised hearth with insert panel, double doors opening into kitchen/ dining room.

STUDY

9' 2" x 9' 2" (2.79m x 2.79m) UPVC double glazed window to front elevation, interlocking laminate wood effect floor covering, hot water radiator, one double door, one single door floor to ceiling shelved storage cupboard, desk and drawers as fitted to remain.

WC

4' 9" x 5' 8" (1.45m x 1.73m) WC flush unit, wash hand basin hot/cold, hot water radiator, extractor unit, laminate wood effect floor covering.

KITCHEN/DINER

24' 6" x 10' 7" (7.47m x 3.23m) Two UPVC double glazed windows to rear elevation, UPVC double glazed sliding patio door opening into conservatory, double doors into lounge, interlocking laminate wood effect floor covering, hot water radiator. The kitchen has a wealth of wall and base units with mottled laminate work surfaces to partially all four walls incorporating built in oven and microwave, five ring gas hob, one and a half bowl stainless steel sink unit hot/cold mixer, single drainer, wine cooler, built in dishwasher, space for tall fridge freezer, ceiling spotlights.

UTILITY ROOM

8' 8" x 5' 8" (2.64m x 1.73m) Double glazed rear exit door, interlocking tiled floor covering, hot water radiator, wall mounted Worcester modern gas fired central heating boiler, work surface to one wall incorporating:- stainless steel sink unit hot/ cold, one double and one double cupboard at eye level, cupboards beneath the work surface, space and plumbing for washing machine, space for further appliance such as tumble dryer.

BRICK BUILT CONSERVATORY

9' 6" x 14' 10" (2.9m x 4.52m) Double glazed French doors opening into rear garden, interlocking laminate wood effect floor covering, air conditioning unit with controls adjacent,

On the first floor:-

LANDING

Hand banister, spindle balustrade, access to roof space, door into shelved storage area.

BEDROOM ONE

15' 10" (incl. built in wardrobes) x 12' 8" (max) (4.83m x 3.86m) UPVC double glazed window to front elevation, hot water radiator, floor to ceiling sliding door built in wardrobes to the majority of one wall, hanging rail and shelving, door into shower en suite.

SHOWER EN SUITE

8' 5" (incl. shower cubicle) x 5' 5" (2.57m x 1.65m) Obscure UPVC double glazed window to side elevation, hot water radiator, three piece shower suite comprises:- pedestal wash hand basin hot/cold, WC flush unit, shower cubicle with shower screen, shower unit above shower tray, fully tiled around the shower area, part tiled elsewhere.

BEDROOM TWO

14' 7" x 10' 1" (4.44m x 3.07m) Two UPVC double glazed windows to rear elevation, two hot water radiators.

BEDROOM THREE

13' 7" x 9' 6" (4.14m x 2.9m) UPVC double glazed window to rear elevation, hot water radiator.

BEDROOM FOUR

10' 3" x 8' 3" (3.12m x 2.51m) UPVC double glazed window to rear elevation, hot water radiator.

BATHROOM

7' 4" x 6' (2.24m x 1.83m) Obscure UPVC double glazed window to rear elevation, hot water radiator, three piece bathroom suite comprises:- panel bath hot/cold, telephone shower attachment, further Triton shower unit set above, pedestal wash hand basin hot/cold, WC flush unit, part tiled, fully tiled around the bath area.

OUTSIDE

Garden area to front, access over tarmac drive leading to attached double garage with two up and over doors, door from rear of garage leading to rear garden. To the rear there is a paved patio area leading to lawned garden area beyond, power point, garden tap, side access through wrought iron gates, side area with space for shed.

DOUBLE GARAGE

18' 8" x 16' 9" (5.69m x 5.11m) Power and lighting, pitched tiled roof.

SECURITY SYSTEM

The house has a Yale Smart Alarm which incorporates a full home system with room, door and window sensors, remote fobs and smart phone connectivity. It is also tied into smoke alarms which would advise the home owner of an alert trigger or smoke detected direct to their smart phone.

GENERAL INFORMATION

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

SERVICES: all mains services are connected but not tested. The telephone is available subject to the appropriate telephone companies regulations. Hawkins 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 be included in the sale. MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.

VIEWING: by prior appointment through the Sole Agents.

DISCLAIMER

Please note these property particulars are in draft format only and have not been checked by the vendor/occupier.

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



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