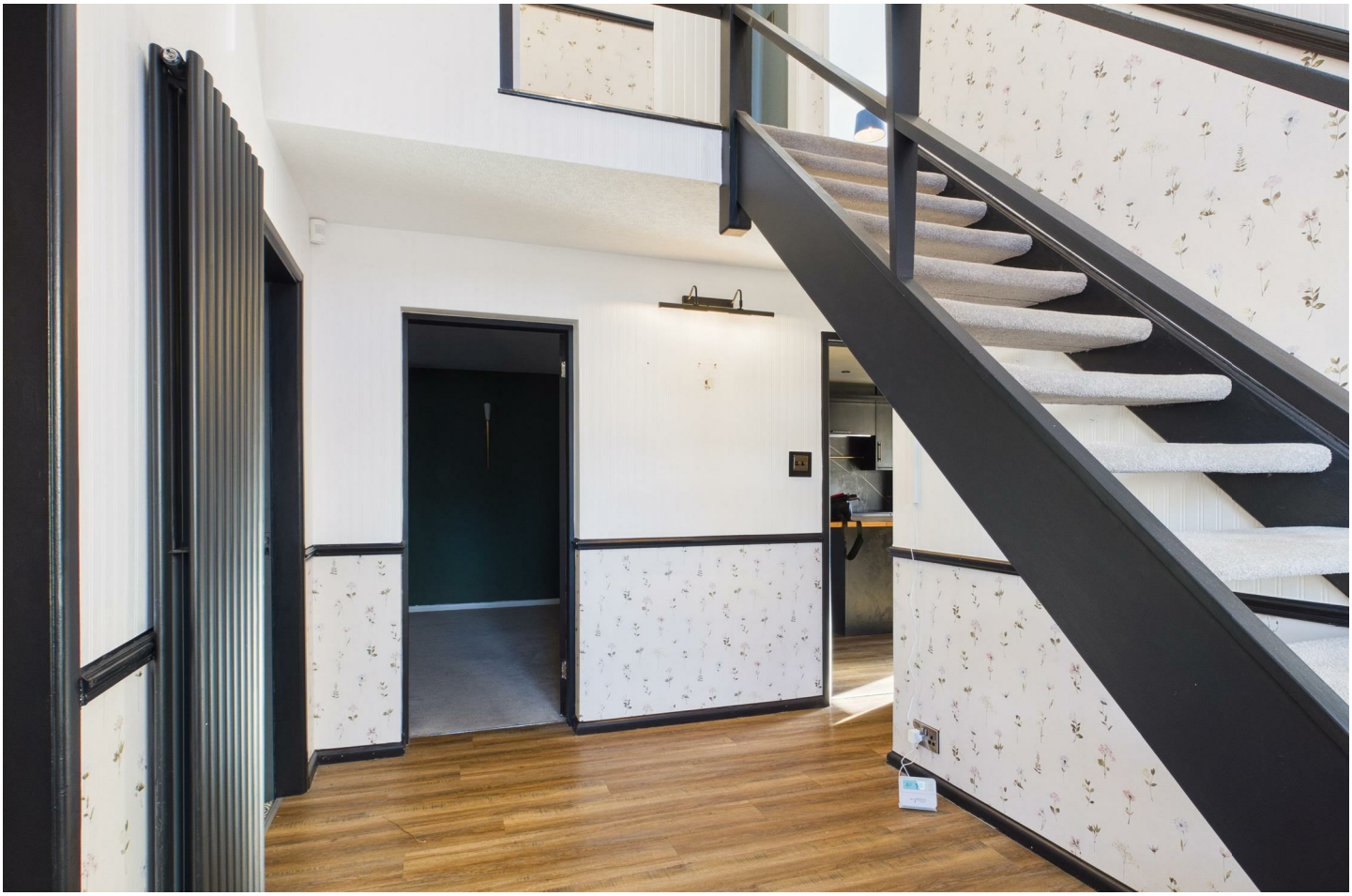
MATTHEW JAMES
Property Services









4 Avon Close, Bedworth, CV12 9SA
Offers Around £330,000

VACANT... NO UPWARD CHAIN... DORMER BUNGALOW STYLE... DOUBLE BEDROOM AND EN-SUITE SHOWER ON GROUND FLOOR... TWO FURTHER DOUBLE BEDROOMS AND FAMILY BATH / SHOWER ROOM TO THE FIRST FLOOR... OFFICE / STUDY / SINGLE GROUND FLOOR BEDROOM... STORAGE ROOM... GARAGE AND OFF ROAD PARKING... MODERN OPEN KITCHEN... SEMI RURAL LOCATION. Located in Avon Close, Bulkington, this lovely semi-detached dormer style bungalow presents an excellent opportunity for those seeking a spacious and comfortable home. With four well-proportioned bedrooms, this property is perfect for families or those looking for extra space.

The modern kitchen is a highlight of the home with central breakfast bar, offering a stylish and functional space for culinary pursuits. Additionally, the property features a dedicated office or study on the ground floor, ideal for those who work from home or require a quiet space for studying. The bathroom with separate shower is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is the private rear garden, a tranquil retreat perfect for enjoying the outdoors which is also relatively maintenance free. The semi-rural location adds to the appeal, providing a peaceful atmosphere while still being within reach of local amenities.

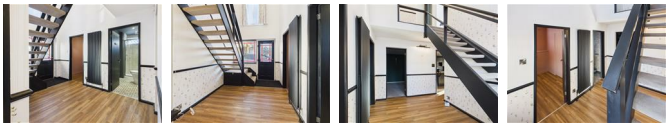
This bungalow also benefits from gas central heating and PVCu double glazing, ensuring warmth and comfort throughout the year. With NO UPWARD CHAIN, this property is ready for immediate occupancy, making it an attractive option for buyers looking to move quickly. The inclusion of a garage and off-road parking further enhances the convenience of this home.

Approach / Front Garden



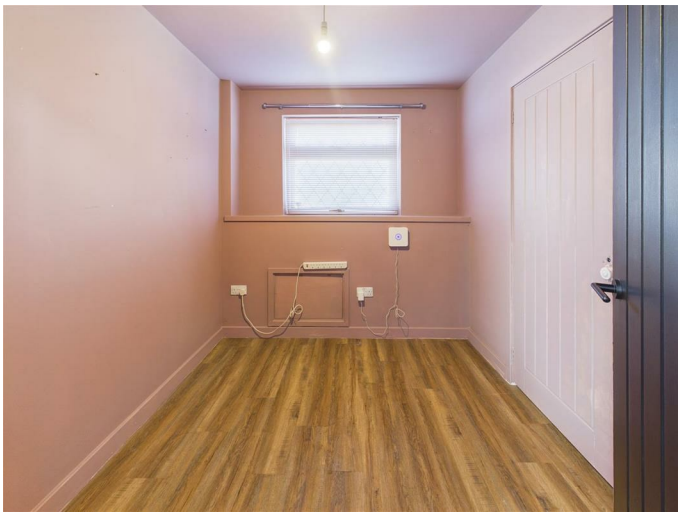
Being laid to decorative slate and asphalt providing ample off road parking accessed via a dropped kerb and access through the front door into the:

Entrance Hallway



Having open stairs off to the first floor and doors leading off to:

Study / Bedroom Four
8'11 x 7'3 (2.72m x 2.21m)



Having a PVCu double obscure glazed window to the front elevation and 'Jack and Jill' door that leads to the

Ground Floor 'Jack and Jill' Shower Room
8'8 x 4'4 (2.64m x 1.32m)



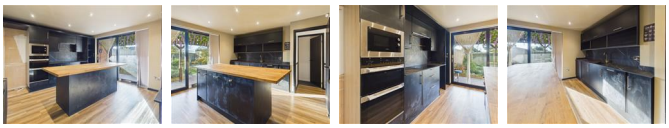
Having a PVCu double obscure glazed window to the front elevation, walk-in shower enclosure, vanity style wash hand basin with storage and low level flush WC with tiling to all splash prone areas.

Lounge
16'11 x 11'5 (5.16m x 3.48m)



Having a PVCu double glazed window to the front elevation and wall mounted lighting.

Open Kitchen
13'7 x 12'1 (4.14m x 3.68m)



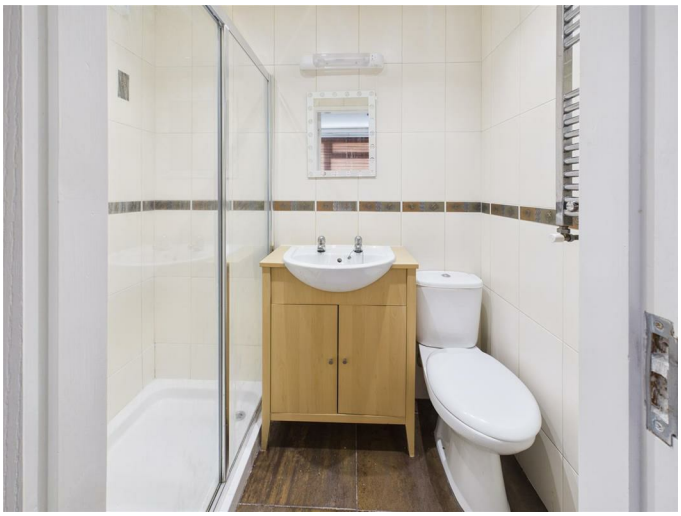
Having sliding patio doors to the rear elevation, a range of wall, base and drawer units with work surface over, integrated dishwasher, integrated washing machine, integrated microwave, double oven, electric hob with extractor over and space for a fridge freezer.

Ground Floor Bedroom Three
9'11 x 9'2 (3.02m x 2.79m)



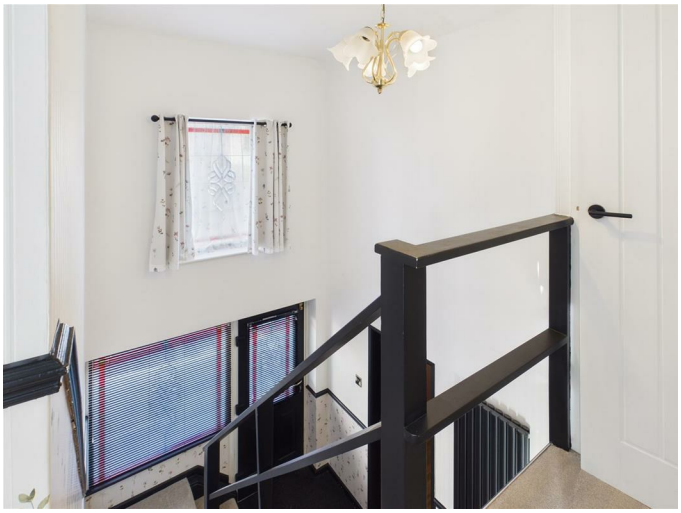
Having PVCu double glazed window to the rear elevation, fully fitted wardrobes to the one wall and door leading off to the:

Ground Floor En-Suite
6'2 x 3'10 (1.88m x 1.17m)



Having a walk-in shower enclosure, vanity style wash hand basin, low level flush and tiling to all splash prone areas.

First Floor Landing



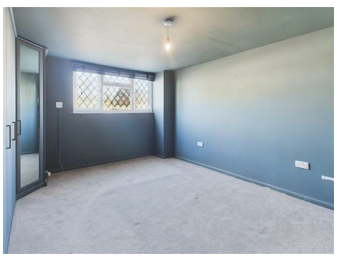
Having balustrade and doors leading off to:

Box Room / Storage
9'4 x 5'7 (2.84m x 1.70m)



Having restricted head height, Velux window to the side elevation and door leading to a small cupboard housing the gas central heating boiler.

Bedroom One
13'10 x 11'11 (4.22m x 3.63m)





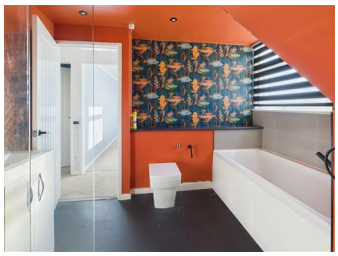
Having a PVCu double glazed window to the front elevation and fitted wardrobes to the one wall.

Bedroom Two
11'11 x 9'4 (3.63m x 2.84m)




Having a PVCu double glazed window to the rear elevation.

Family Bathroom
10'4 x 9'3 (3.15m x 2.82m)

Having a PVCu double obscure glazed window to the rear elevation, panel bath with shower attachment, walk-in shower enclosure, low level flush WC, small built-in storage, vanity style wash hand basin with storage beneath and tiling to all splash prone areas.

Rear Garden





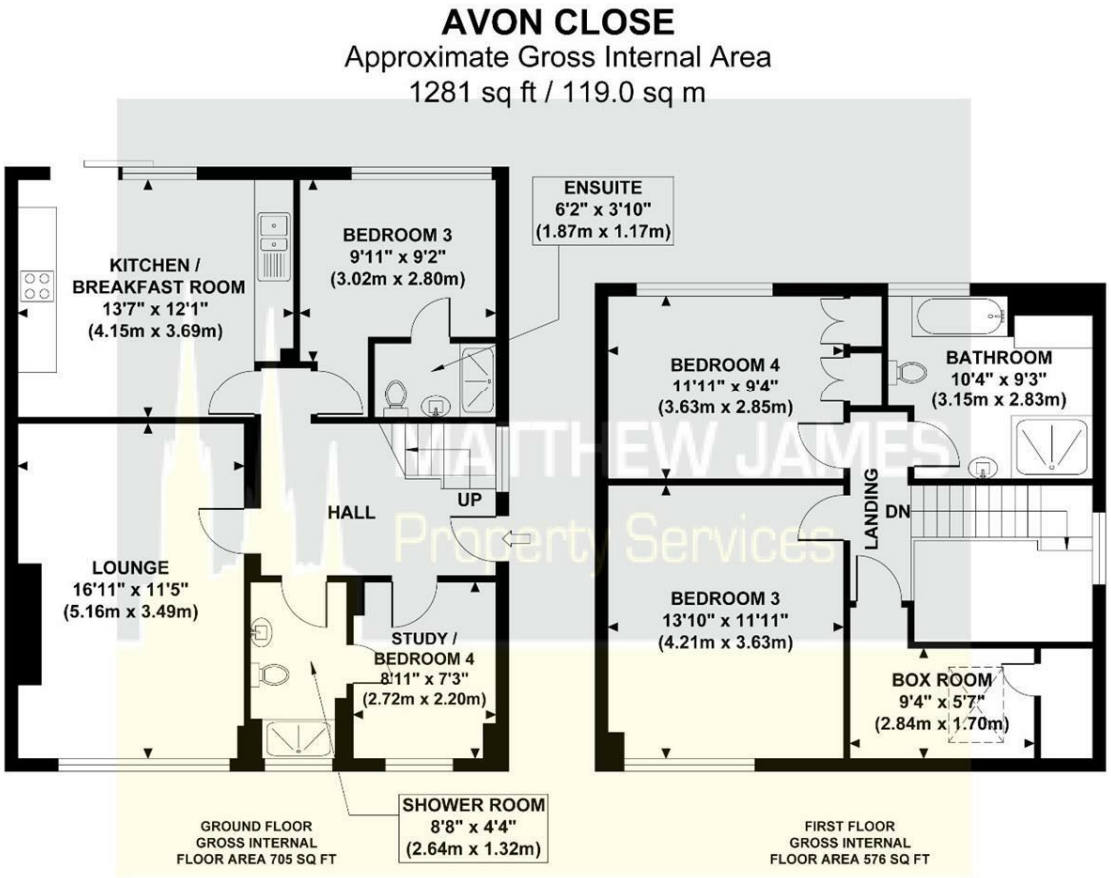

Having a fenced perimeter, relatively maintenance free with decorative stones with inset planting, paved patio area with over head pagoda, pedestrian door that leads to the off road parking area and a PVCu double glazed door that leads to the:

Garage



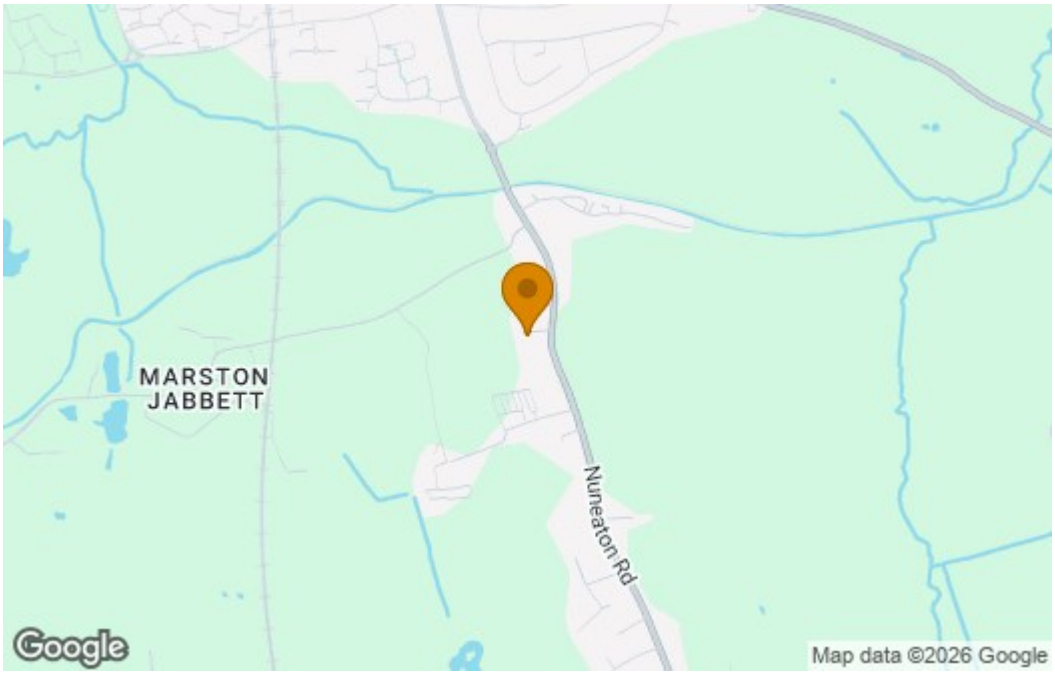
Having up and over door to the front elevation and power.

Floor Plan

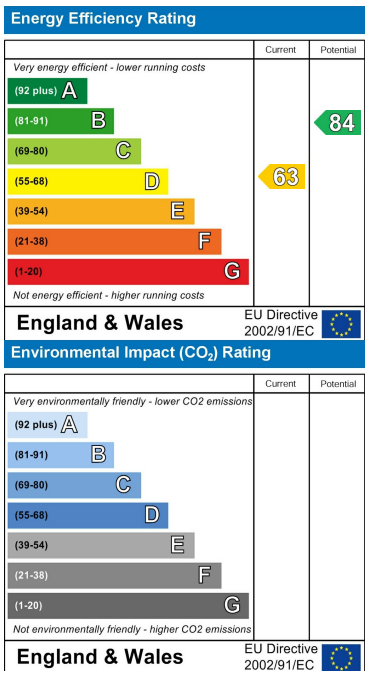


Although every attempt has been made to ensure accuracy,
all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement.
This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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