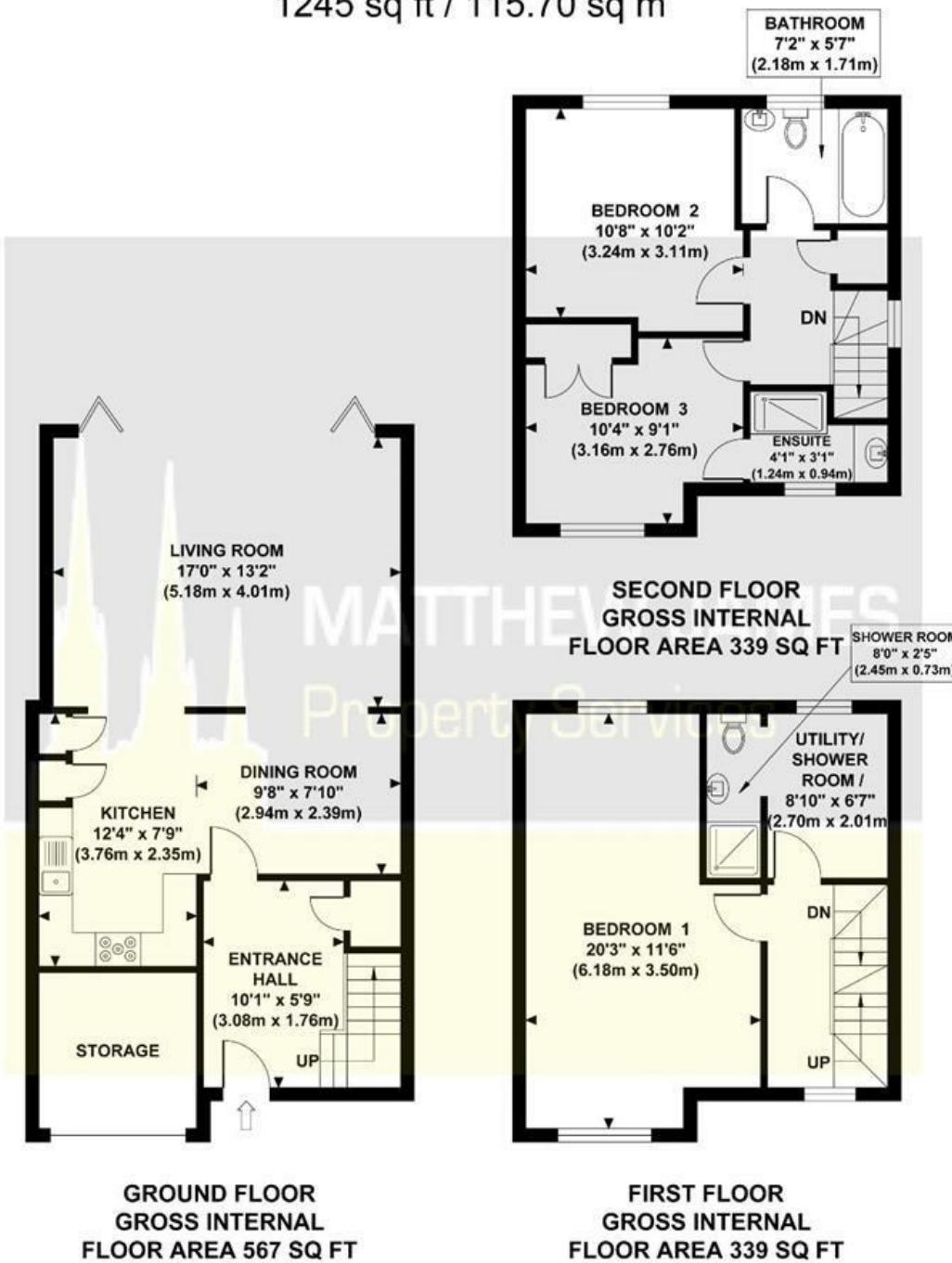


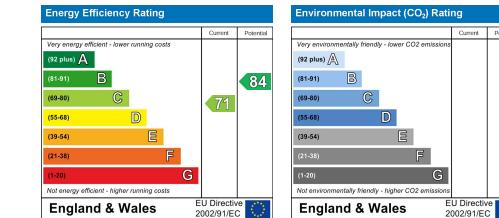
## 24 CLOVER WAY

Approximate Gross Internal Area  
1245 sq ft / 115.70 sq m



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

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



**MATTHEW JAMES**  
Property Services



## 24 Clover Way Eliot Gardens, Bedworth CV12 0GX

Welcome to this beautiful end of terrace property located on Clover Way in the desirable Eliot Gardens Development in Bedworth. This impressive property boasts four spacious bedrooms and three well-appointed bathrooms / shower rooms, making it the perfect family home.

Spread over three floors, the layout of this house is both practical and inviting. The open plan kitchen and dining room serve as the heart of the home, providing a perfect space for family gatherings and entertaining guests especially when you open the full width bi-fold doors to the rear. The modern design and ample natural light create a warm and welcoming atmosphere, ensuring that this area is both functional and very stylish.

The four bedrooms offer generous space, allowing for comfortable living and personalisation to suit your needs. With three bathrooms, there is no need to worry about morning rush hours, as everyone can enjoy their own space and privacy.

**Offers Over £300,000**

## CONTACT INFORMATION

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# 24 Clover Way

Eliot Gardens, Bedworth CV12 0GX



• \* FOUR BEDROOMS \*

• \* EXTENDED OPEN PLAN LIVING SPACE \*

• \* OFF ROAD PARKING & GARAGE \*

• \* QUIET CUL-DE-SAC LOCATION \*

• \* MASTER BEDROOM W/ JULIET BALCONY & DRESSING AREA \*

• \* BI-FOLD DOORS TO THE LIVING AREA \*

• \* THREE BATH / SHOWER ROOMS \*

• \* GROUND FLOOR WC \*

• \* BASED OVER THREE FLOORS \*

## Approach / Driveway

## Entrance Hallway

10'1" x 5'9" (3.07m x 1.75m)

## Ground Floor Cloakroom

5'8" x 3'3" (1.73m x 0.99m)

## Modern Open Plan Kitchen

12'4" x 7'9" (3.76m x 2.36m)

## Dining Area

9'8" x 7'10" (2.95m x 2.39m)

## Extended Living Space

17'0" x 13'2" (5.18m x 4.01m)

## First Floor Landing

9'3" x 2'10" (2.82m x 0.86m)

## Bedroom One

20'3" x 11'6" (6.17m x 3.51m)

## First Floor Utility / Bedroom

### Four

8'10" x 6'7" (2.69m x 2.01m)

## Shower Room

8'0" x 2'5" (2.44m x 0.74m)

## Second Floor Landing

6'11" x 6'6" (2.11m x 1.98m)

## Bedroom Two

10'8" x 10'2" (3.25m x 3.10m)

## Bedroom Two En-Suite

4'1" x 3'1" (1.24m x 0.94m)

## Bedroom Three

10'4" x 9'1" (3.15m x 2.77m)

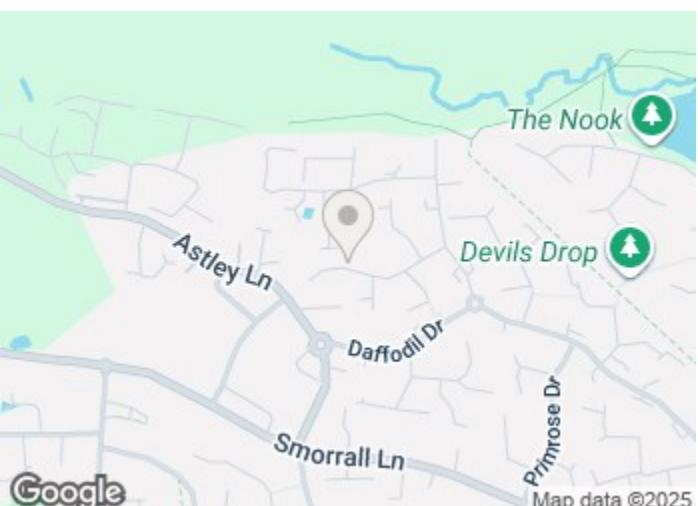
## Family Bathroom

7'2" x 5'7" (2.18m x 1.70m)

## Rear Garden

### Garage

6'7" x 7'11" (2.03 x 2.43)



## Directions

