



MATTHEW JAMES

Property Services



7 Passionflower Close, Bedworth, CV12 0QB

£330,000

FIVE BEDROOMS... TWO EN-SUITES... BASED OVER THREE FLOORS... CONSERVATORY... GROUND FLOOR WC... UTILITY AREA... CORNER PLOT... CUL-DE-SAC LOCATION... Located in a quiet cul-de-sac on Passionflower Close in Bedworth, this impressive detached house offers a perfect blend of space and comfort, making it a perfect family home. With five generously sized bedrooms spread over three floors, including two en-suites, this property is designed to accommodate the needs of a growing family.

Upon entering, you are greeted by a welcoming hallway that leads to the lounge, ground floor WC and through to the full width lounge dining room. The conservatory adds a delightful touch, providing a bright and airy space to enjoy the garden views throughout the year.

The corner plot location ensures a sense of privacy and space, complemented by off-road parking and a garage, making it convenient for family life. The property is ideally situated close to beautiful country walks and a nature reserve, offering opportunities for outdoor activities and leisure.

With three bathrooms in total, including the two en-suites, morning routines will be a breeze for the entire family. This home is not just a place to live; it is a sanctuary where comfort meets convenience, making it a must-see for those seeking a spacious and well-appointed residence in a peaceful setting. Call us now to book your immediate viewing!

Front, Side Gardens & Off Road Parking



The property is surrounded by grass to two sides and off road parking is accessed to the one side via dropped kerb.

Storm Porch

Being of dwarf wall and PVCu double glazed design and through the front door into the:

Entrance Hallway

Having a round feature PVCu double glazed window to the front elevation, stairs off to the first floor and doors leading off to:

Ground Floor WC

2'9 x 5'8 (0.84m x 1.73m)



Having a PVCu double obscure glazed window to the side elevation, low level flush WC, vanity wash hand basin and extractor.

Lounge

11'4 x 9'11 (3.45m x 3.02m)



Having a PVCu double glazed bay window to the front elevation.

Utility Area

5'10 x 5'3 (1.78m x 1.60m)



Having a PVCu double obscure glazed door to the side elevation, worksurface with plumbing for a washing machine beneath and doorway that leads to the:

Kitchen Diner

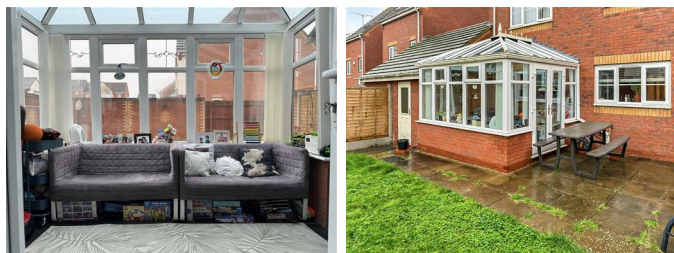
19'5 x 10'4 (5.92m x 3.15m)



Having a PVCu double glazed window to the rear elevation, a range of wall, base and drawer units with roll top work surface over, integrated wine cooler, integrated dish washer, waist height oven and microwave, integrated fridge and freezer, induction hob, dining area and PVCu double glazed French doors that lead to the:

Conservatory

11'4 x 9'6 (3.45m x 2.90m)



Being of dwarf wall and PVCu design with French doors that lead to the garden area, fan to ceiling and electrics.

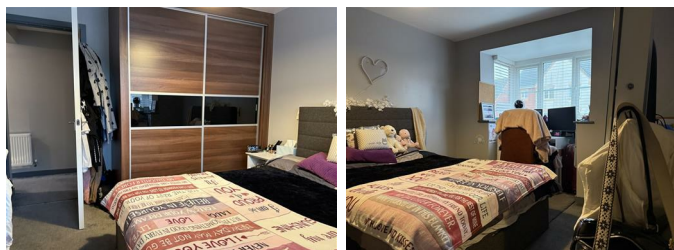
First Floor Landing



Having a PVCu double glazed window to the side elevation, stairs leading off to the second floor and doors leading off to:

Bedroom Three

10'10 x 10'0 (3.30m x 3.05m)



Having a PVCu double glazed bay window to the front elevation and built-in wardrobe to the one wall.

Bedroom Four

10'8 x 10'0 (3.25m x 3.05m)

Having a PVCu double glazed window to the rear elevation.

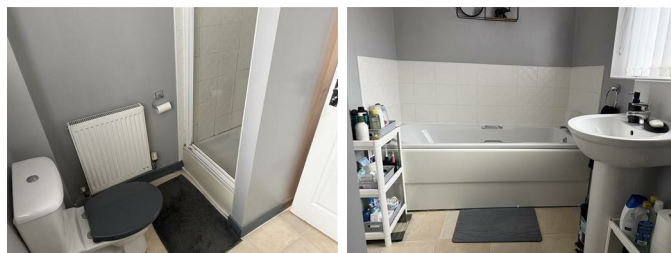
Bedroom Five

9'1 x 6'3 (2.77m x 1.91m)

Having a PVCu double glazed window to the front elevation.

Family Bath / Shower Room

9'0 x 4'3 (2.74m x 1.30m)



Having a PVCu double obscure glazed window to the rear elevation, panel bath, pedestal wash hand basin, walk-in shower enclosure, low level flush WC, extractor and tiling to all four walls.

Second Floor Landing

Having a PVCu double glazed window to the side elevation and doors leading off to:

Master Bedroom

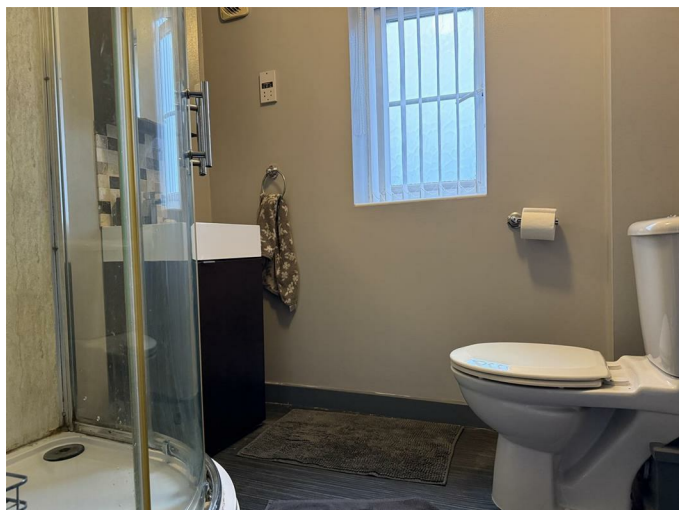
15'10 x 11'8 (4.83m x 3.56m)



Having a PVCu double glazed window to the front elevation, built-in wardrobes to the one wall and door leading off to:

Master En-Suite

6'6 x 5'7 (1.98m x 1.70m)



Having a PVCu double obscure glazed window to the front elevation, larger than average walk-in shower enclosure, low level flush WC, pedestal wash hand basin, extractor, shaving point and tiling to all splash prone areas.

Bedroom Two

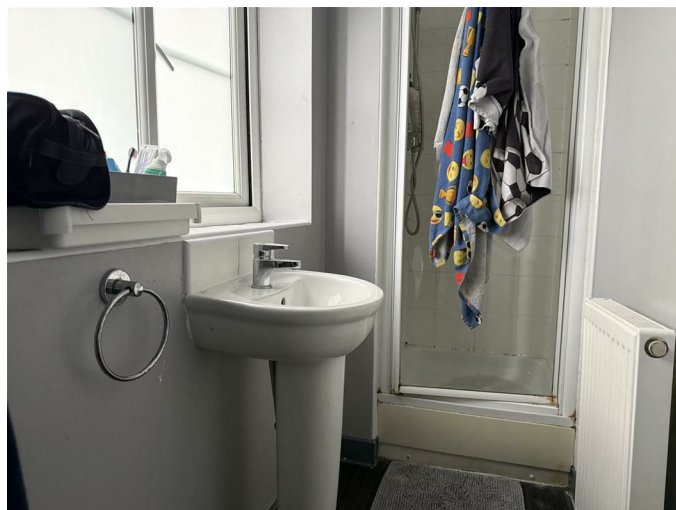
12'8 x 9'11 (3.86m x 3.02m)



Having PVCu double glazed French doors to the rear elevation with Juliet balcony, built-in wardrobe to the one wall and door leading off to the:

Bedroom Two En-Suite

7' x 3'1 (2.13m x 0.94m)



Having a PVCu double obscure glazed window to the rear elevation, low level flush WC, pedestal wash hand basin, walk-in shower enclosure, extractor and tiling to all splash prone areas.

Rear Garden



Having a walled and fenced perimeter, laid mainly to lawn with paved patio area, paved pathway that leads to the front elevation through a pedestrian gate and access into the:

Garage

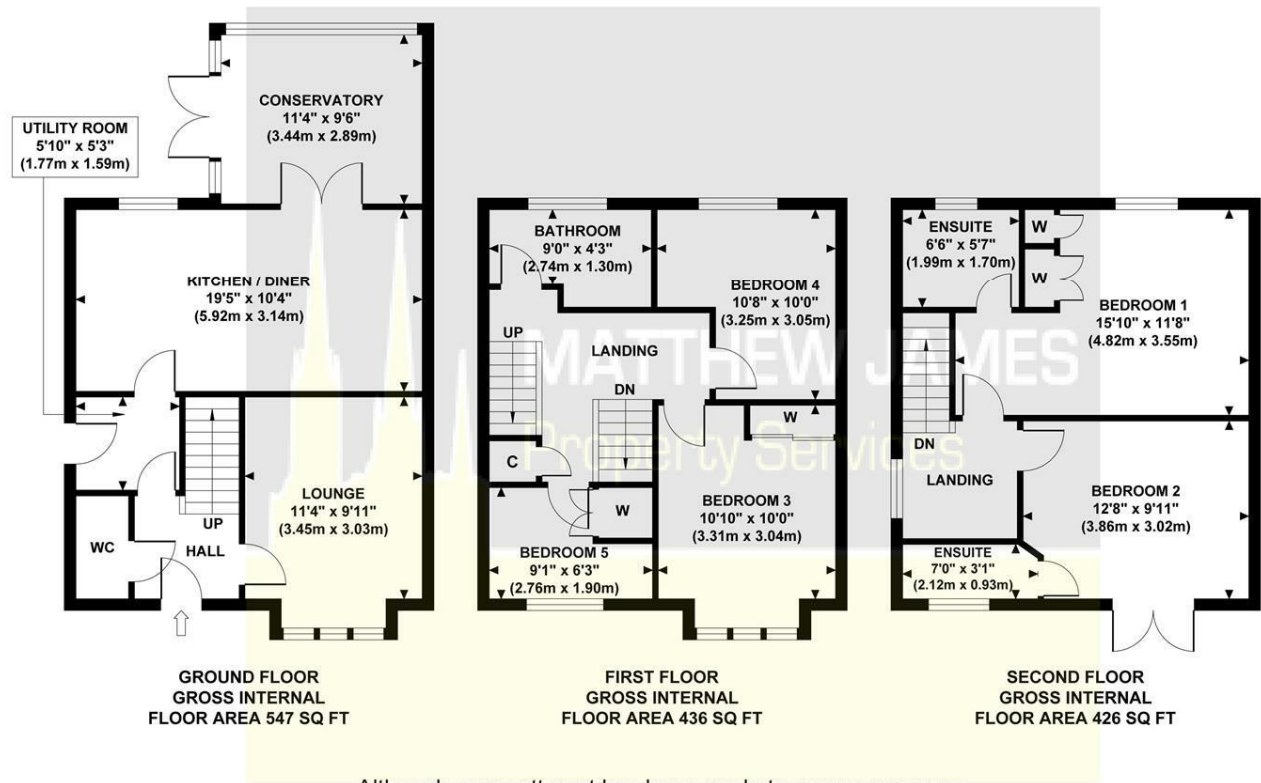
18'4" x 8'2" (5.61 x 2.51)

Having an up and over door to the front elevation with power and lighting. A door also leads to the rear garden area.

Floor Plan

7 PASSIONFLOWER CLOSE

Approximate Gross Internal Area 1409 sq ft / 130.90 sq m

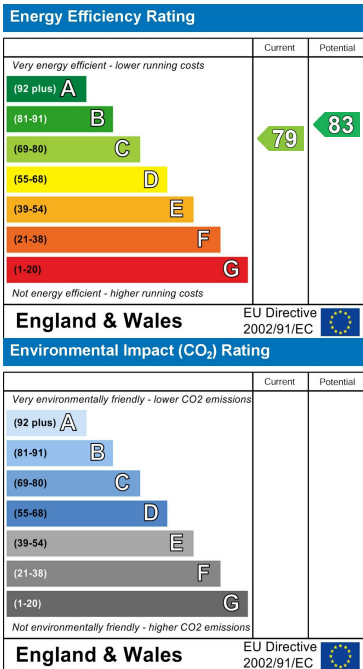


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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

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