



# MATTHEW JAMES

## Property Services



### 3 Salvia Way, Bedworth, CV12 0QF

### £285,000

THREE BEDROOMS... MASTER EN-SUITE... DETACHED... CONSERVATORY WITH SOLID ROOF... OPEN PLAN KITCHEN DINING ROOM... GROUND FLOOR CLOAKROOM... OFF ROAD PARKING AND GARAGE... OVERLOOKING GREEN... CUL-DE-SAC LOCATION.

Located on Salvia Way on the sought after Eliot Gardens development in Bedworth, this lovely detached house offers modern semi-open plan living. With three well-proportioned bedrooms, including a master suite with an en-suite shower room, this property is ideal for families or the first time buyer seeking both space and privacy.

The open-plan kitchen and dining room create a warm and welcoming atmosphere, perfect for family gatherings or dinner parties. A convenient ground floor cloakroom adds to the practicality of the layout. One of the standout features of this home is the delightful conservatory, which is enhanced by a solid roof, allowing for year-round enjoyment of the garden views. The property overlooks a green space to the front, offering a peaceful setting and a sense of community.

For those with vehicles, off-road parking and a garage provide secure and convenient options. Additionally, the location is close to local amenities, ensuring that shops, schools, and recreational facilities are just a short distance away.



## Front Garden



Having a planted border, with privet and paved pathway that leads to the front door and through into the:

## Entrance Hallway

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

## Ground Floor Cloakroom

5'3 x 2'11 (1.60m x 0.89m)

Having a PVCu double obscure glazed window to the front elevation, low level flush WC, corner wash hand basin, tiling to all splash prone areas and extractor.

## Lounge

14'6 x 11'7 (4.42m x 3.53m)



Having a PVCu double glazed window to the front elevation and door leading to the:

## Kitchen Dining Room

4'10 x 8'8 (1.47m x 2.64m)



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 dishwasher, space for an under counter fridge, integrated oven with four ring gas hob and extractor over, under stairs storage cupboard, space for a table and seating, tiling to all splash prone areas and opening to the:

## Conservatory / Reception Room Two

14'9 x 8'10 (4.50m x 2.69m)



Being of dwarf wall and PVCu design with solid roof and PVCu double glazed French doors that lead to the:

## First Floor Landing

Having airing cupboard, access to the loft area and doors leading off to the:

## Master Bedroom

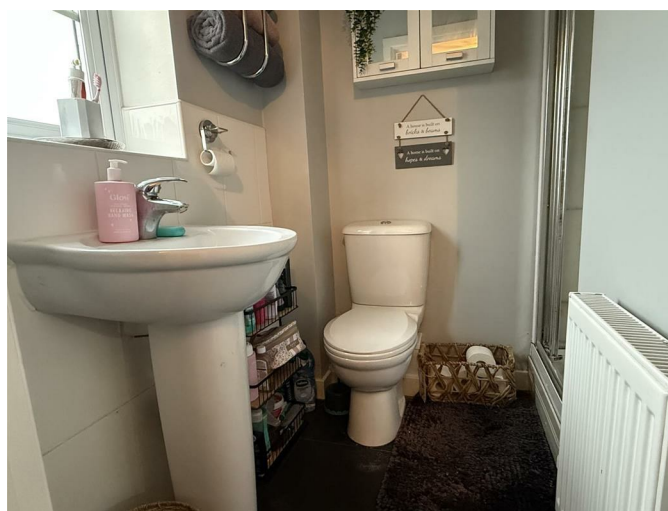
9'7 x 9'1 (2.92m x 2.77m)



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

## Master En-Suite

8'0 x 7'2 (2.44m x 2.18m)



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

### Bedroom Two

8'8 x 8'7 (2.64m x 2.62m)



Having a PVCu double glazed window to the rear elevation.

### Bedroom Three

8'9 x 6'0 (2.67m x 1.83m)



Having a PVCu double glazed window to the rear elevation.

### Family Bathroom

6'7 x 5'6 (2.01m x 1.68m)



Having a PVCu double obscure glazed window to the side elevation, panel bath, low level flush WC, pedestal wash hand basin, extractor and tiling to all splash prone areas.

### Rear Garden



Having a paved patio area, pagoda with grape vine, planted mature borders and door that leads into the garage.

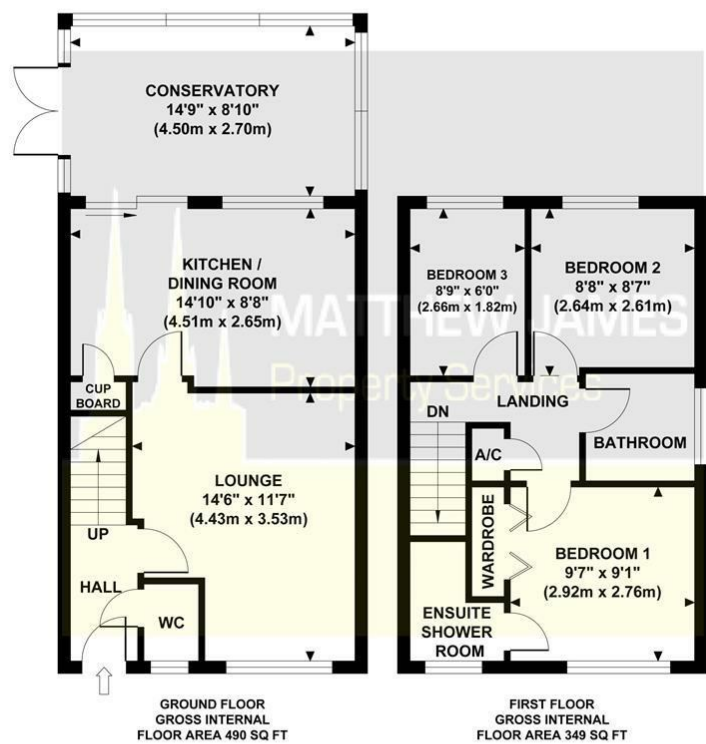
### Parking & Garage

(Not Measured) Having an up and over door to the front elevation, power and lighting with a pedestrian door and window to the rear elevation.



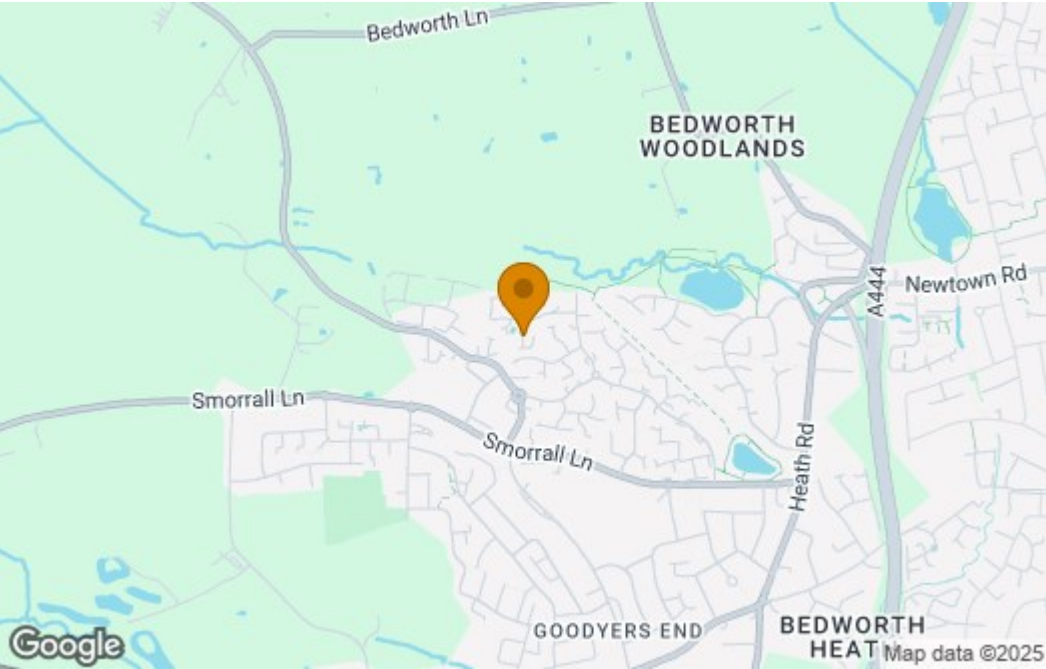
Floor Plan

3 SALVIA WAY, BEDWORTH  
Approximate Gross Internal Area  
839 sq ft / 77.94 sq m

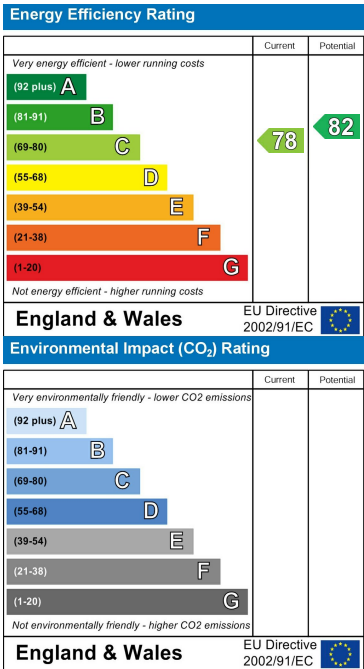


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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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