



MATTHEW JAMES

Property Services



2 Laburnum Close, Bedworth, CV12 0PP

£330,000

THREE / FOUR BEDROOMS... DETACHED... OPEN PLAN LIVING SPACE... GROUND FLOOR WC... GARDEN ROOM WITH AIR CONDITIONING (CURRENTLY BEING USED AS A BEAUTY STUDIO)... BEAUTIFUL AND MODERN THROUGHOUT... OFF ROAD PARKING... QUIET CUL-DE-SAC LOCATION. Located in the quiet cul-de-sac of Laburnum Close, within the desirable Woodlands Park estate in Bedworth, this stunning detached house offers a perfect blend of modern living and natural beauty. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The property boasts a spacious reception room that flows seamlessly into an open-plan living area, creating a warm and inviting atmosphere for both relaxation and entertaining.

The kitchen is complemented by a separate utility room, providing practicality and convenience for everyday tasks and perfect for those that culinary gifted. Additionally, the ground floor features a well-appointed WC and an extra room that can serve as a study, playroom, or guest space, catering to your individual needs.

Step outside to discover a delightful garden room equipped with air conditioning, perfect for enjoying the outdoors in comfort, regardless of the season. The property also benefits from off-road parking, ensuring ease of access for you and your guests.

For dog owners and nature enthusiasts, the nearby Nook Nature and Wildlife Walk offers a picturesque setting for leisurely strolls and outdoor activities. This beautiful home is not only modern and stylish throughout but also situated in a peaceful location, making it an ideal retreat from the hustle and bustle of daily life.

Front Garden & Parking



Laid mainly to asphalt with dropped kerb and gravel siding providing extra parking. There is also planted borders and access to the rear of the property via a pedestrian gate.

Entrance Hallway



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

Ground Floor WC



(Not Measured) Having a PVCu double obscure glazed window to the front elevation, low level lush WC, corner vanity wash hand basin with storage beneath, ladder style heated towel rail and tiling to all splash prone areas.

Lounge Area

14'9 x 13'3 (4.50m x 4.04m)



Having a PVCu double glazed bay window to the front elevation and open access to the:

Open Plan Kitchen Dining Room

14'9 x 13'3 (4.50m x 4.04m)



Having a PVCu double glazed window and French doors to the rear elevation with a range of wall, base and drawer units with roll top worksurface over. Perfect for the culinary expert as it has ample workspace with integrated Neff hob with feature Faber extractor over, integrated AEG dishwasher, modern tiling and door that leads to the:

Utility Room

9'9 x 7'0 (2.97m x 2.13m)



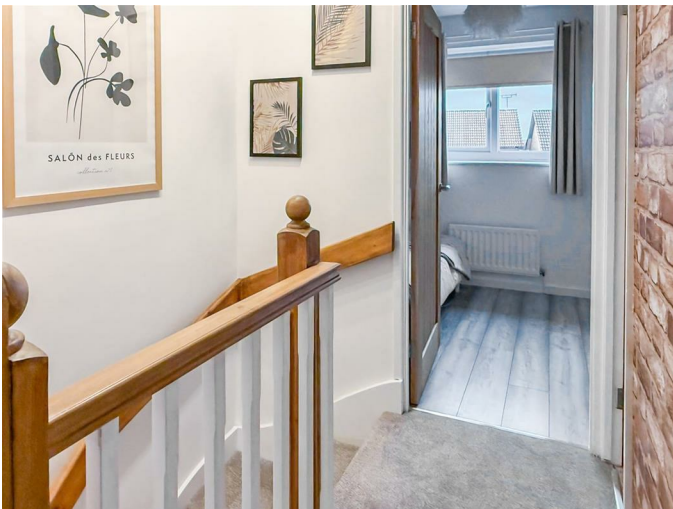
Having a PVCu double obscure glazed window to the rear elevation and a range of units with space and plumbing for a USA style fridge freezer, washing machine and space for tumble dryer with tiling to all splash prone areas.

Bedroom Four / Study / Play Room / Studio
10'7 x 7'5 (3.23m x 2.26m)



Having a PVCu double glazed window to the front elevation and perfect for the additional ground floor bedroom, study or playroom.

First Floor Landing



Having balustrade, airing cupboard, access to the loft area (part boarded) and doors leading off to:

Bedroom One
10'7 x 9'4 (3.23m x 2.84m)



Having a PVCu double glazed window to the front elevation.

Bedroom Two
10'10 x 8'4 (3.30m x 2.54m)



Having a PVCu double glazed window to the rear elevation.

Bedroom Three
7'10 x 6'11 (2.39m x 2.11m)



Having a PVCu double glazed window to the front elevation.

Family Bathroom
6'10 x 5'9 (2.08m x 1.75m)



Having a PVCu double obscure glazed window to the front elevation, jacuzzi panel bath with Mira Sport shower over, floating vanity wash hand basin with storage beneath, low level flush WC and modern tiling to all splash prone areas.

Rear Garden



Beautifully manicured and landscaped with two patio areas (one being decked). Having a pedestrian door that leads to the front elevation and access into the:

Garden Office / Studio

13'11 x 10'6 (4.24m x 3.20m)

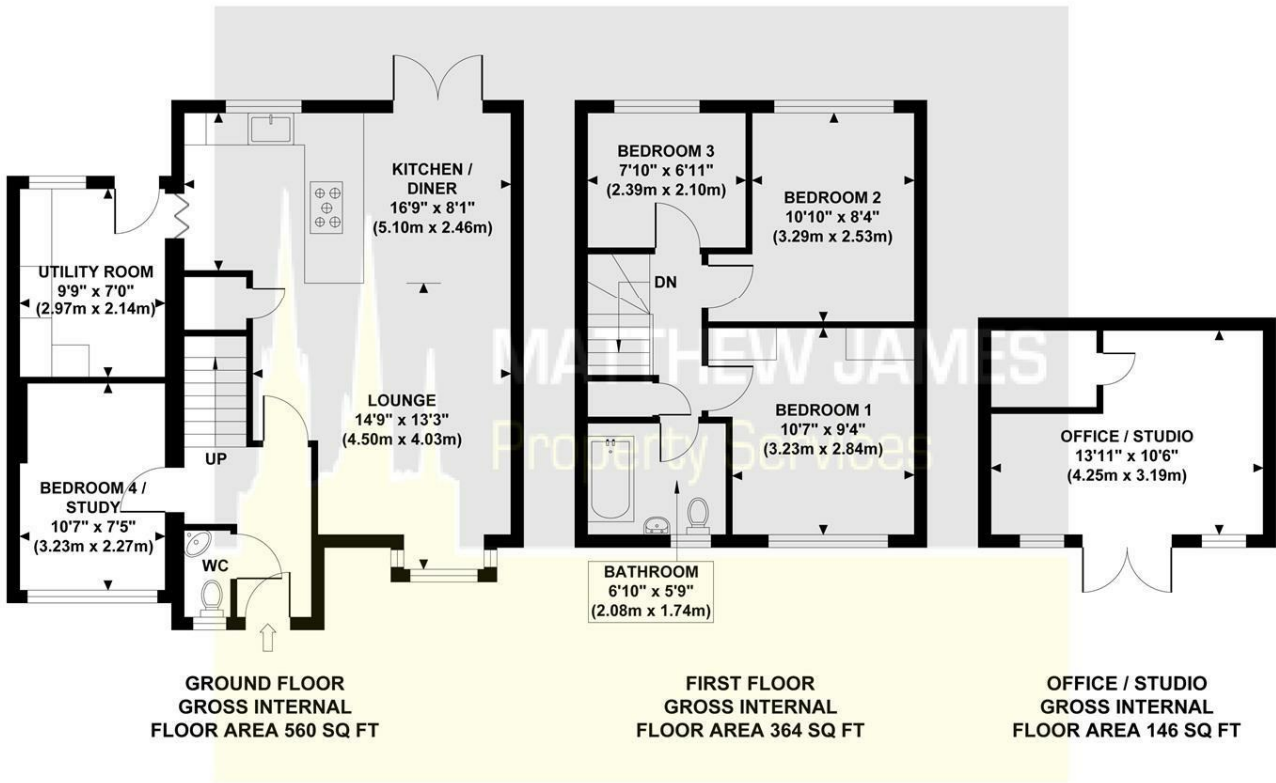


Purpose built out door garden room currently being used as a beauty studio but could very easily be used for many different uses. Has power, lighting and storage and air conditioning.

Floor Plan

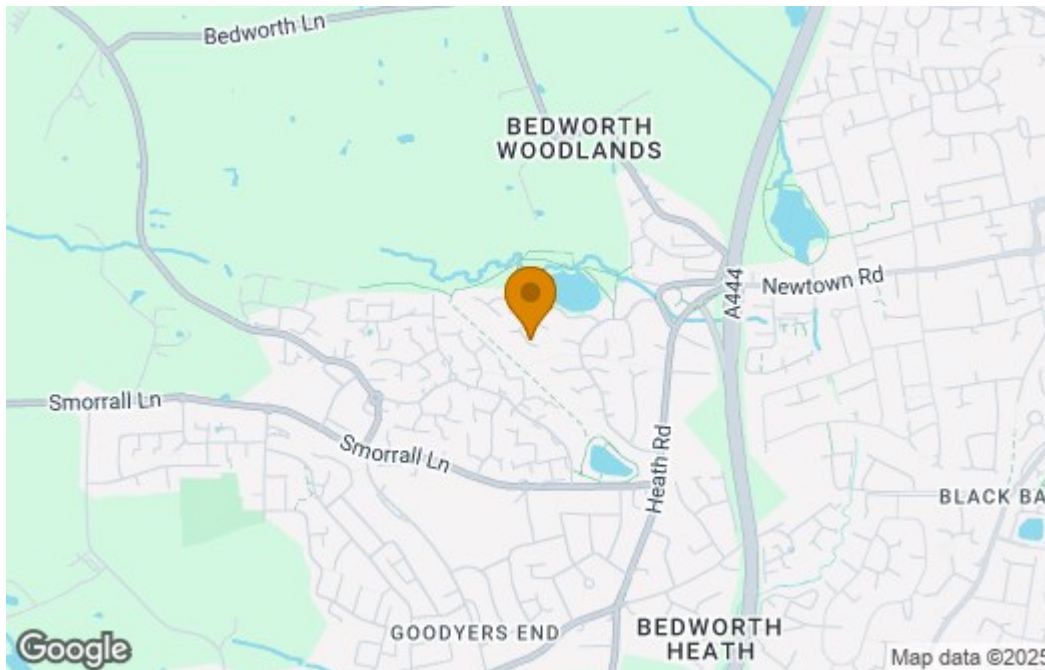
2 LABURNUM CLOSE

Approximate Gross Internal Area 1070 sq ft / 99.40 sq m

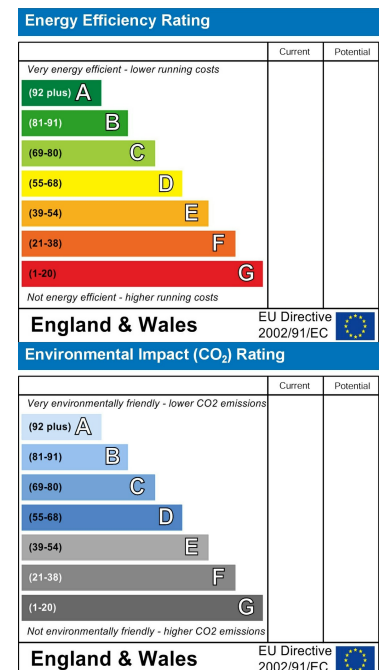


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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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