



**Passionflower Close Bedworth CV12 0QB**  
**£330,000**

**Benburys**  
SALES AND LETTINGS

This five bedroom link-detached house located on Passionflower Close in Bedworth was built in 2009 and offers a generous living space of 1,647 square feet, making it an ideal family home. As you enter, you are greeted by a welcoming reception room that sets the tone for the rest of the house. The property boasts four well-proportioned bedrooms and a single bedroom/office space. With three bathrooms, including en-suite facilities, morning routines will be a breeze, ensuring convenience for everyone. This house has a conservatory with a spacious rear garden, providing a private outdoor space for children to play or for hosting summer gatherings with friends and family. This property includes a driveway for parking, as well as a single garage.

#### Lounge

**9'11" x 11'3" (3.04 x 3.45)**

Carpeted floor, double glazed window to the front with blinds and double central heating radiator

#### Kitchen / Dining

**10'4" x 19'6" (3.16 x 5.95)**

Tiled floor, double glazed window to the rear aspect with fitted blinds, double central heating radiator and double glazed patio doors. Modern breakfast kitchen with integrated dishwasher, electric oven, microwave, induction hob with extractor over and cooling wine rack.

#### WC

**2'7" x 5'8" (0.8 x 1.73)**

Tiled flooring, obscure double glazed window to the side aspect, wash hand basin and single radiator

#### Utility

**5'9" x 5'2" (1.77 x 1.60)**

Tiled flooring, double glazed UPVC door to the side aspect, single radiator, space for a washing machine and central heating boiler

#### Bathroom

**9'0" x 5'6" (2.75 x 1.70)**

Tiled flooring, double glazed obscure window to the rear aspect, white panel bath, pedestal wash basin, low level toilet, shower cubical and single radiator

#### Bedroom 1

**11'0" x 9'11" (3.37 x 3.04)**

Carpeted floor, double glazed window to the front aspect with blinds, fitted wardrobe and double central heating radiator

#### Bedroom 2

**6'9" x 10'10" (2.08 x 3.31)**

Carpeted floor, double glazed window to the rear with fitted blinds and double central heating radiator

#### Bedroom 3

**12'9" x 9'11" (3.91 x 3.04)**

Carpeted floor, double glazed French door with balcony to the front aspect with fitted blinds, double central heating radiator and fitted wardrobes

#### En-suite Bedroom 3

**.308'4" x 6'10" (.94 x 2.1)**

Vinyl flooring, double glazed window to the front aspect, shower cubical, pedestal wash basin and single radiator

#### Bedroom 4

**15'11" x 11'5" (4.86 x 3.48)**

Carpeted floor, double glazed window to the rear aspect with fitted blinds, double central heating radiator and fitted wardrobes

#### En-suite bedroom 4

**7'4" x 6'6" (2.25 x 1.99)**

Vinyl flooring, double glazed window with blinds, low level toilet, corner shower unit wash basin and single radiator

#### Office/Bedroom 5

**8'10" x 5'0" (2.71 x 1.54)**

Carpeted floor, double glazed window to the front aspect with blinds, fitted wardrobe and double central heating radiator

#### Garage

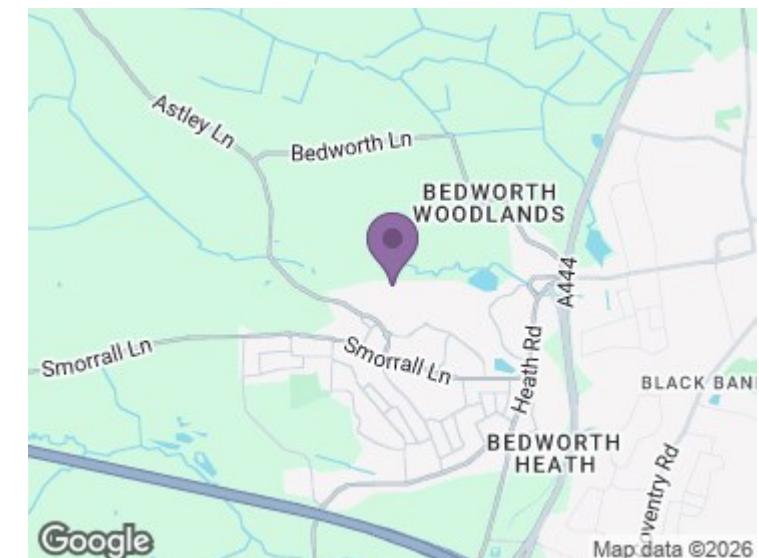
**18'4" x 8'2" (5.61 x 2.51)**

Up and over door with electrics

#### Conservatory

**9'8" x 11'5" (2.95 x 3.48)**

Tiled flooring, double glazed window, single radiator and French doors leading into the garden



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