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Epsom Close
CV12 8TE

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Nestled in a charming cul-de-sac on Epsom Close, Bedworth, this delightful detached house presents an ideal opportunity for a young and growing family. The property boasts a well-thought-out layout, providing ample space and comfort for everyday living.

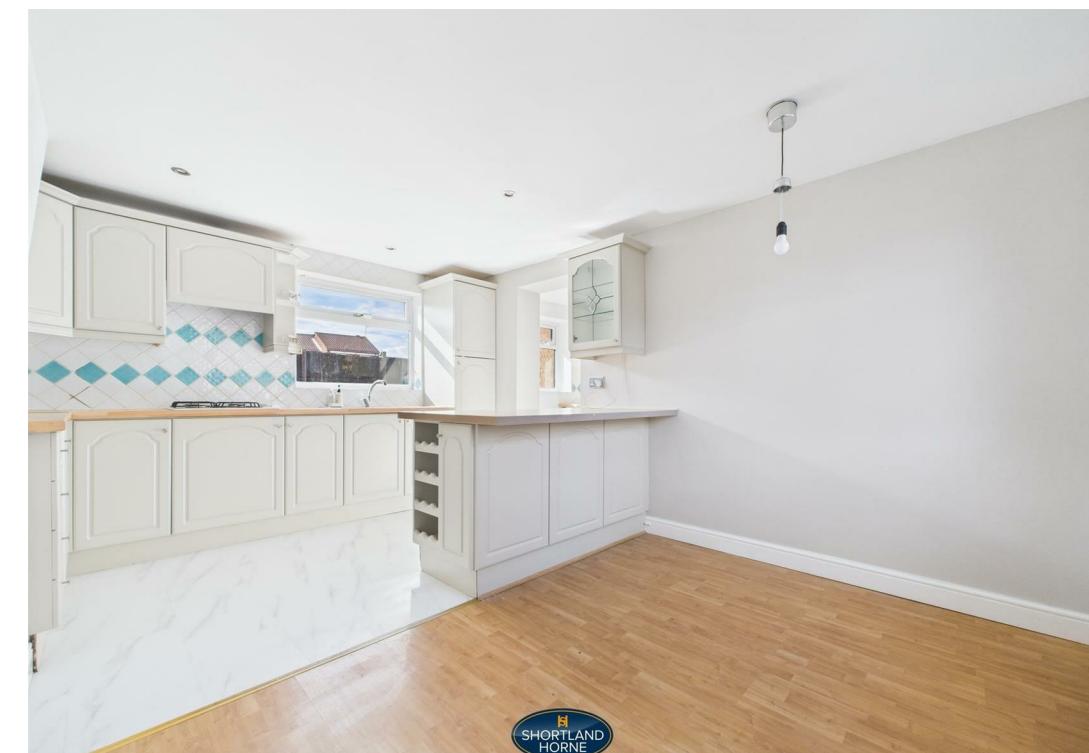
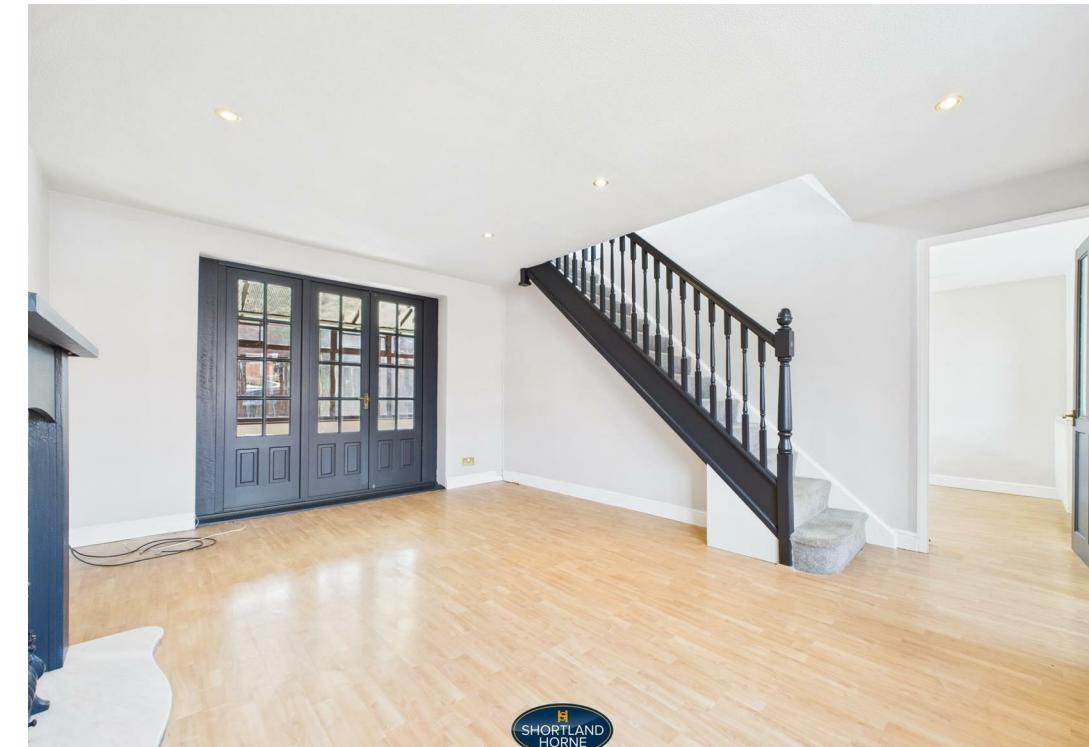
Upon entering, you are welcomed by an inviting entrance porch that leads into a generous lounge. This area seamlessly flows into a bright conservatory, which offers a lovely view of the garden, making it a perfect spot for relaxation or entertaining guests. The spacious kitchen/diner is designed for family gatherings and includes a convenient utility room and a W/C, enhancing the practicality of the ground floor.

Venturing upstairs, you will discover a family bathroom along with two well-proportioned double bedrooms and a single bedroom, ensuring that everyone has their own space.

Outside, the property features a detached single garage, providing additional storage or parking options, along with ample space for visitors to park. The location is particularly advantageous, situated just off Sutherland Drive, allowing for easy access

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Dimensions

GROUND FLOOR

Porch

Lounge

4.57m x 3.51m

Sunroom

2.79m x 4.11m

Kitchen

4.57m x 2.97m

Utility Room

3.48m x 1.75m

W/C

FIRST FLOOR

Bedroom One

2.54m x 3.07m

Bedroom Two

2.69m x 2.95m

Bedroom Three

1.96m x 2.26m

Bathroom

1.78m x 2.16m

OUTSIDE

Garage

Floor Plan



Total area: sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement through Shortland Horne.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

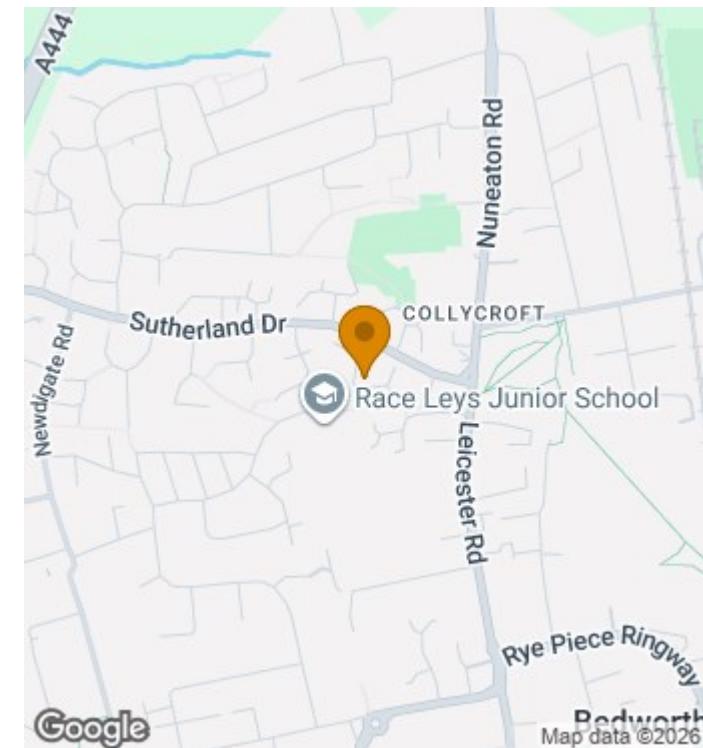
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

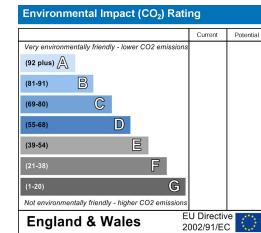
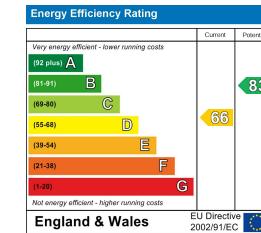
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practice of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC



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