



Pointons

The Larches, Coventry CV7 9NF £340,000

SPACIOUS THREE-BEDROOM DETACHED BUNGALOW WITH GARAGE & GARDEN.

Located in a popular residential area of Exhall, CV7 9NF, this well-presented three-bedroom bungalow offers comfortable single-storey living and has recently undergone a comprehensive refurbishment, making it an ideal purchase for downsizers, families, or investors alike.

The property benefits from newly installed windows and external doors, a brand-new boiler, new kitchen and bathroom, and updated electrics, all completed to a modern standard. For added peace of mind, all new installations come with a 10-year warranty, and the kitchen is fully equipped with integrated appliances, allowing for a true turnkey purchase.

Internally, the accommodation is well laid out and filled with natural light, offering a spacious lounge, a modern fitted kitchen, three well-proportioned bedrooms, and a contemporary bathroom. The bungalow provides practical, easy-to-maintain living with the flexibility to suit a range of buyer needs.

Externally, the property enjoys off-road parking for three vehicles to the front with access to the detached garage and private outdoor space to the rear, while its location offers convenient access to local shops, amenities, and transport links to Coventry, Bedworth, and Nuneaton.

This is a rare opportunity to acquire a refurbished bungalow with long-term warranties already in place, offering both comfort and confidence for the next owner.



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Entrance

Via double glazed entrance door leading to

Porch

Picture window through to lounge and door to:

Hallway

Double radiator, coving to textured ceiling, doors to:

Lounge

16'6" x 16'11" (5.04m x 5.16m)

Double glazed bow window to rear, two double radiators, bi-fold door to dining room, double glazed double doors to garden.

Dining Room

21'2" x 7'8" (6.44m x 2.33m)

Double glazed bow window to front, double radiator, wall lights, coving to textured ceiling, double glazed double doors to garden.

Kitchen

13'4" x 10'4" (4.06m x 3.16m)

Fitted with a matching range of with worktop space over, 1+1/4 bowl polycarbonate sink unit with single drainer and mixer tap, integrated dishwasher, space for fridge/freezer, eye level electric fan assisted double oven, four ring gas hob with extractor hood, double glazed window to rear, double radiator, sunken spotlights, door to side elevation

Cloakroom

Obscure double glazed window to side, two piece suite comprising, vanity wash unit with cupboard under and mixer tap, close coupled WC and heated towel rail, tiled splashback, coving to textured ceiling.

Shower Room

Recently refitted with three piece suite comprising tiled shower area, vanity wash hand basin with cupboard under and mixer tap, close coupled WC and heated towel rail, obscure double glazed window to side, textured ceiling.

Bedroom

9'11" x 8'11" (3.01m x 2.73m)

Double glazed window to front, fitted wardrobes with hanging rails and shelving, radiator, coving to textured ceiling.

Bedroom

12'10" x 11'1" (3.91m x 3.38m)

Double glazed bow window to front, fitted wardrobes with hanging rails and shelving, radiator, coving to textured ceiling.

Bedroom

6'11" x 11'4" (2.11m x 3.45m)

Double glazed window to side, radiator, coving to textured ceiling.

Outside

To the rear is an enclosed garden mainly laid to lawn with shrub borders and paved patio area. To the front is a driveway providing parking for detached 1&1/2 garage workshop with doors for both personal and vehicular access, with power and light connected.

Key features

Brand new kitchen with all appliances included

New bathroom suite

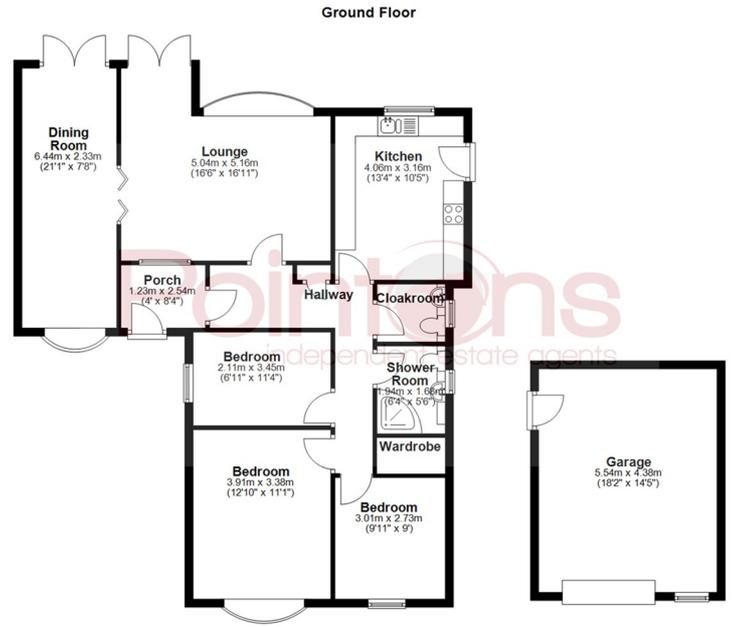
New windows and external doors

New boiler and updated electrics

All new installations with 10 year warranty

General Information

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. Council tax is payable to Nuneaton & Bedworth Borough Council and is band C



All floor plans are for a guide of the layout and not to scale. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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