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Campion Close, Bedworth
CV12 0GY
Guide Price £375,000

Freehold - Nuneaton And Bedworth Band: E - EPC: C

This well-presented four bedroom detached family home is situated in a popular residential location of Bedworth, offering generous living space, modern interiors and a layout ideal for contemporary family life.

The property opens into a welcoming entrance hall leading to a spacious lounge, finished in neutral tones and flooded with natural light. To the rear, a modern kitchen featuring ample worktop space, integrated appliances and a utility room with direct access to the garden, a separate dining room to the front, all together, perfect for entertaining and everyday living. The converted garage provides an additional receptions room , perfect for a quiet snug or office space. A convenient downstairs WC complete the ground floor.

Upstairs, the home boasts four well-proportioned double bedrooms, including a stylish principal bedroom with en-suite, while the remaining bedrooms are served by a modern family bathroom. Each room is presented to a high standard, offering flexibility for bedrooms, home office or guest accommodation.

Externally, the property benefits from a private rear landscaped garden with artificial grass, ideal for outdoor dining and family use, along with a driveway and garage providing ample off-road parking. This is a move-in-ready home combining space, comfort and a desirable location.

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Living Room
12'1" x 16'0" (3.68m x 4.87m)
Patio door to garden, fitted vertical blinds to patio doors and window, TV and Internet port, control panel for security system, coving to ceiling, door to entrance hall.

Kitchen
12'1" x 10'2" (3.68m x 3.11m)
Matching base and eyelevel units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, integrated electric oven and integrated gas hob with extractor fan above, tiling to wall surrounding worktop, space and plumbing for dishwasher, space for undercounter fridge and freezer (separate), window to rear, radiator to side, door to entrance hall and door to;

Utility
5'6" x 6'0" (1.67m x 1.82m)
Fitted with base and eyelevel units with workspace over, stainless steel bowl with drainer and individual taps, plumbing for washing machine and dryer, door to garden.

Dining Room
8'10" x 10'2" (2.70m x 3.11m)
Window and radiator front, vertical blinds fitted to window, TV and Internet port (fibre line), coving to ceiling, door to entrance hall.

Reception Room
13'8" x 8'8" (4.16m x 2.65m)
Room converted from garage, lighting and sockets throughout.

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6'1" x 3'1" (1.85m x 0.94m)
Two piece suite comprising of a close coupled WC and wall mounted hand wash basin with tile splashback, window to front, radiator to side

Master Bedroom
13'6" x 14'4" (4.13m x 4.39m)
Fitted with integrated wardrobes, wall mounted air conditioning unit, window and radiator to front, vertical blinds fitted in window reveal, curtain rail, door to landing and door to;

En-suite
6'7" x 2'2" (2.00m x 0.67m)
Fitted with a three-piece suite comprising of a fully tiled shower cubicle with glass screen, mixer tap, showerhead and hose, close coupled WC, pedestal hand wash basin with tiled splashback, wall mounted mirror unit, window and radiator to front, extractor fan.

Bedroom 2
12'1" x 10'11" (3.68m x 3.32m)
Integrated wardrobes, window and radiator to rear, door to landing.

Bedroom 3
11'6" x 8'6" (3.51m x 2.58m)
Window and radiator to front, door to landing.

Bedroom 4
12'1" x 8'6" (3.68m x 2.58m)
Window and radiator to rear, door to landing.

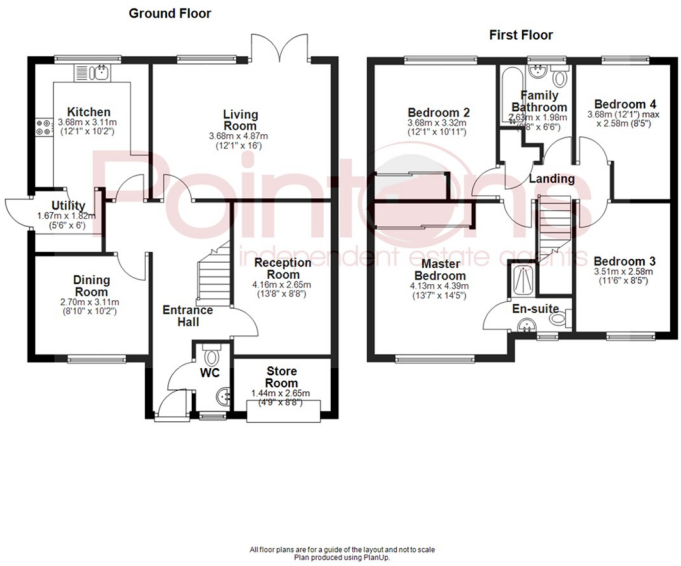
Family Bathroom
8'8" x 6'6" (2.63m x 1.98m)
Fitted with a three-piece suite comprising of a deep panelled Jacuzzi bath with mixer tap, shower rail hose and head attached to wall, full tile surround above bath, glass shower screen with shower rail, vanity hand wash basin, close coupled WC, window to rear, radiator side, extractor fan.

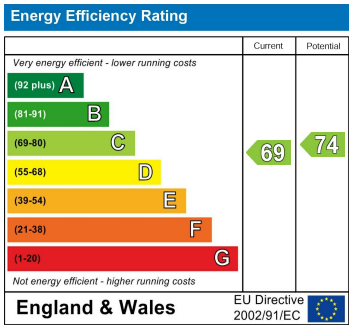
Garage/Store Room
4'9" x 8'8" (1.44m x 2.65m)
New roller door to front, power supply and lighting.

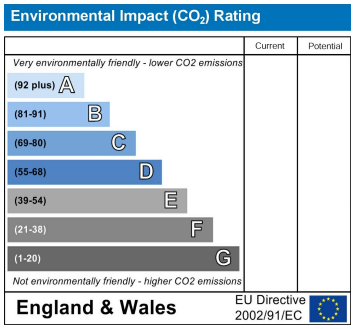
Good to Know
Tenure: Freehold,
Age: 2004
Garden: North east
Total SqFt: 1427.60
Boiler age: 6 yrs old (10 yr warranty)
Loft: Insulated & part boarded
Energy efficiency rating: tbc
Council tax band: E

Disclaimer

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.







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