



**Pebblebrook Way, Bedworth
CV12 9HF
Asking Price £270,000**

Pointons Estate Agents are delighted to welcome to market this three bedroom semi detached family home situated on Pebblebrook Way, Bedworth, within close proximity of schools, the miners welfare park and touching distance of the train station and town centre. This home benefits from gas central heating and double glazing throughout. In

brief the home comprises of an entrance hall, downstairs WC, living room, open kitchen/diner with fitted appliances, office, store/utility and conservatory/playroom. To the first floor there are three bedrooms with the master having an en suite and a family bathroom. To the front is a tarmacked driveway for numerous vehicles, side gated access to rear which is made of lawn and patio areas. This home must be viewed to show the quality on offer, with viewings strictly via the agent.



Hallway

Part frosted uPVC double glazed entrance door to front, laminate flooring, door to:

WC

Frosted uPVC double glazed window to front, fitted with two piece suite comprising, wash hand basin and low-level WC, tiled splashback, heated towel rail, laminate flooring, door to:

Lounge

13'7" x 15'3" (4.15m x 4.64m)

uPVC Double glazed window to front, two radiators, telephone point, wall mounted electric fire with marble surround, stairs to first floor landing with under-stairs alcove, door to:

Kitchen/Dining Room

9'5" x 24'8" (2.86m x 7.52m)

Fitted with a matching range of base and eye level units with compact stone texture laminate worktop space over with underlighting, sink with single drainer swan neck mixer tap, integrated fridge, freezer, wine cooler and dishwasher with fitted eye level electric fan assisted oven, built-in four ring electric induction hob with rising extractor, built-in microwave, uPVC double glazed window to rear, radiators, laminate flooring and velux skylight, bi-fold door, door to:

Conservatory

11'9" x 8'9" (3.59 x 2.69)

uPVC double glazed with vent windows and polycarbonate roof, laminate flooring, UPVC double glazed double door to garden:

Office

6'7" x 8'4" (2.00m x 2.54m)

Radiator, laminate flooring, door to:

Store Room / Utility

With electric roller door

Landing

Access to part boarded insulated attic area with pull down ladder and light point connected, doors to:

Master Bedroom

10'8" x 10'8" (3.26m x 3.26m)

uPVC Double glazed window to front, radiator, door to:

En-suite

Fitted with three piece suite comprising corner cubicle shower, wash hand basin with storage under and close coupled WC, tiled splashbacks, frosted uPVC double glazed window to front, heated towel rail, tiled flooring.

Bedroom 2

8'2" x 8'6" (2.48m x 2.60m)

uPVC Double glazed window to rear, radiator

Bedroom 3

6'8" x 6'8" (2.04m x 2.02m)

uPVC Double glazed window to rear, radiator.

Bathroom

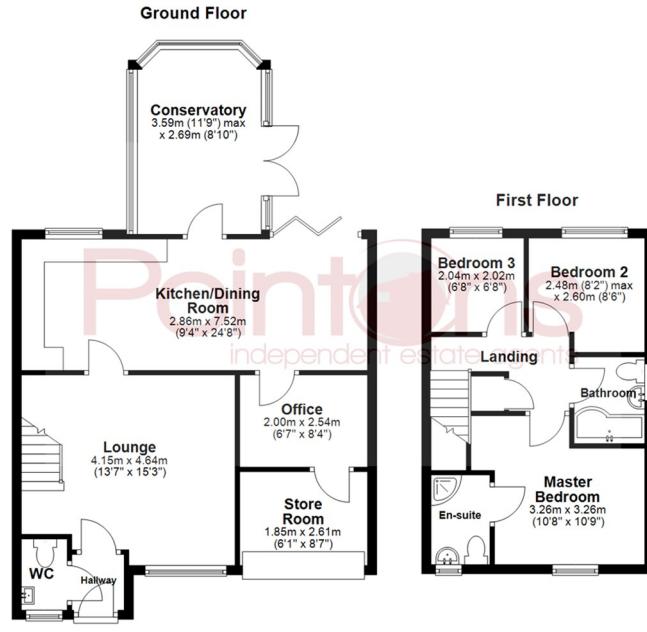
Fitted with three suite comprising panelled bath with shower over and folding glass screen, wash hand basin with storage under, and close coupled WC, tiled surround, frosted uPVC double glazed window to side, heated towel rail, tiled flooring.

Outside

To the rear is a garden mainly laid to lawn with raised decking to corner and patio area, with gated access leading to front. The front has a tarmac driveway providing parking for multiple vehicles.

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.



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	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(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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