



**Old Arden Close, Bedworth
CV12 8BF
£270,000**

Freehold - Nuneaton & Bedworth Band: C - EPC:

Welcome to this beautifully presented semi-detached family home located in the desirable area of Old Arden Close, Bedworth. Built in 2015, this property combines modern living with comfort and convenience, making it an ideal choice for families and professionals alike.

As you enter the home, you are greeted by a spacious entrance hall that leads to a well-appointed living room, perfect for relaxation and family gatherings. The fitted kitchen and dining room provide an excellent space for hosting, allowing you to entertain guests with ease. The ground floor also features a fully tiled shower room, adding to the practicality of the home.

Upstairs, you will find three generous bedrooms, each offering ample space for rest and personalisation. The family bathroom on this level is well-equipped, ensuring that all your needs are met.

The property boasts a charming double bay frontage and off-road parking for two vehicles, providing convenience for you and your guests. The enclosed rear garden is a tranquil space, perfect for outdoor activities or simply enjoying a quiet moment in the fresh air, while being non-overlooked for added privacy.

Situated close to the town centre, this home offers easy access to local shops, schools, and the motorway network, making it an excellent location for commuting and daily errands. With gas central heating and double glazing throughout, comfort and energy efficiency are assured.

This ex-show home is a rare find and is ready to welcome its new owners. Don't miss the opportunity to make this lovely property your own.



Entrance Hall

Entrance via front door, with doors off to various rooms, storage cupboard and further under stairs, radiator and stairs leading off to the first floor.

Living Room

10'6" x 11'10" (3.20m x 3.60m)

With double glazed bay window to front, further double glazed window to side and radiator.

Kitchen/Dining Room

17'1" x 17'1" (5.20m x 5.20m)

Fitted with a matching range of base and eye level units with worktop space over, composite sink unit with single drainer and taps over, fitted electric hob with extractor hood over and fan assisted oven, integrated fridge/freezer and separate integrated fridge, plumbing for washing machine, under counter lighting, radiator, spotlights to ceiling, combination boiler (installed February 2026), double glazed bay window to front, further double glazed window to side and double glazed french doors to side leading onto rear aspect.

Shower Room

6'3" x 4'11" (1.90m x 1.50m)

Fully tiled suite comprising of a shower cubicle with sliding glass screen, low level WC, hand wash basin with mixer tap, heated towel rail and obscure double glazed window to side.

Landing

With doors off to various rooms, two storage cupboards and loft hatch access with pull down ladder which is insulated and boarded.

Bedroom

9'10" x 13'9" (3.00m x 4.18m)

With double glazed windows to front and side, radiator and fitted mirrored wardrobes with spotlights to ceiling.

Bedroom

8'2" x 12'2" (2.50m x 3.70m)

With double glazed windows to front and side, radiator and fitted mirrored wardrobes with spotlights to ceiling.

Bedroom

8'2" x 7'10" (2.50m x 2.40m)

With double glazed windows to side and radiator.

Bathroom

8'6" x 7'3" (2.60m x 2.20m)

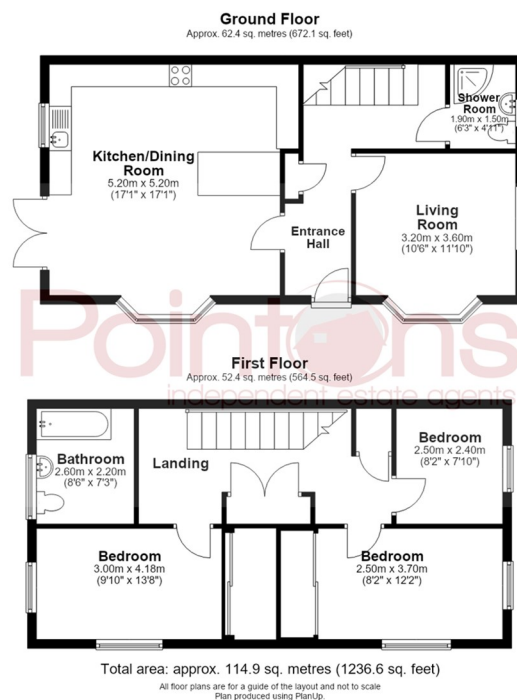
Fully tiled suite comprising of a panelled bath with shower over and glass screen, low level WC, hand wash basin with mixer tap and built in storage beneath, heated towel rail, spotlights to ceiling and obscure double glazed window to side.

Outside

To front there is a driveway for two vehicles, there is a lawned and shrubbed section, side gated access to rear, which is enclosed with a rainforest theme, with patio and lawned areas with two free standing sheds.

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.



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 (CO ₂) 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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