



Bedworth Road Bulkington CV12 9LJ





0.00 sq ft arranged over four floors.



# Key Features

- Traditional Extended Semi Detached
  - Stunning Throughout
  - Living Room & Cloakroom
- Extended Kitchen Diner Family Room
- Three Bedrooms & Bathroom
  - Ample Parking
- Generous Landscaped Garden
- EPC Rating D Council Tax C







## The Property

\*\*\*STUNNING TRADITIONAL EXTENDED SEMI DETACHED\*\*\*LOVELY LOCATION\*\*\*FANTASTIC KITCHEN DINER FAMILY ROOM\*\*\*GENEROUS LANDSCAPED GARDEN\*\*\*AMPLE PARKING\*\*\*

Accommodation in brief; entrance hall, living room, kitchen diner family room, cloakroom, three bedrooms, and family bathroom. Also benefiting from double glazed windows, gas central heating, off road parking for several vehicles, and generous landscaped rear garden. EPC Rating D. Council Tax Banding C.





In more detail the property comprises;

#### Entrance Hall

Having direct access via double glazed composite entrance door, tiled flooring, central heating radiator, stairs rising to first floor and doors leading to :

#### Cloakroom

Fitted with low-level WC, vanity wash hand basin, central heating radiator and double glazed window to side.

#### Living Room

16'9" x 11'5"

Having feature wood-panelling, central heating radiator and double glazed bay window to front.

#### Kitchen Diner Family Room

21'4" x 16'2"

Fitted with a matching range of base-level and central island unit with work surfaces over, integrated fridge/freezer, space for cooker, inset Belfast sink with hot and cold taps, central heating radiator, ceiling spotlights, Velux rooflights, tiled flooring, double glazed Bi-fold doors leading out onto rear garden, double glazed window and door to side.

#### Landing

With double glazed window to side, access to roof-space and doors leading to :

#### Bedroom One

14'3" x 11'6"

With UPVC double glazed window to front bay aspect, panel radiator.

#### Bedroom Two

11'11" x 9'11"

With UPVC double glazed window to rear aspect, panel radiator.







### Bedroom Three 8'6" x 7'0"

#### Bathroom

Fitted with panelled bath, vanity wash hand basin, low-level WC, central heating radiator and double glazed window to front.

#### Outside

Offering ample off-street parking for numerous vehicles and side access leading to :

A beautifully landscaped garden with laid lawn, paved patio area and enclosed fencing.

#### General Information

TENURE: we understand from the vendors that the property is freehold with vacant possession on completion. Nuneaton & Bedworth Borough Council, Council Tax Banding C.

SERVICES: Hawkins have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.

VIEWING: by prior appointment through the Sole Agents.

#### Disclaimer

Please note these property particulars are in draft format only and have not been checked by the vendor/occupier.







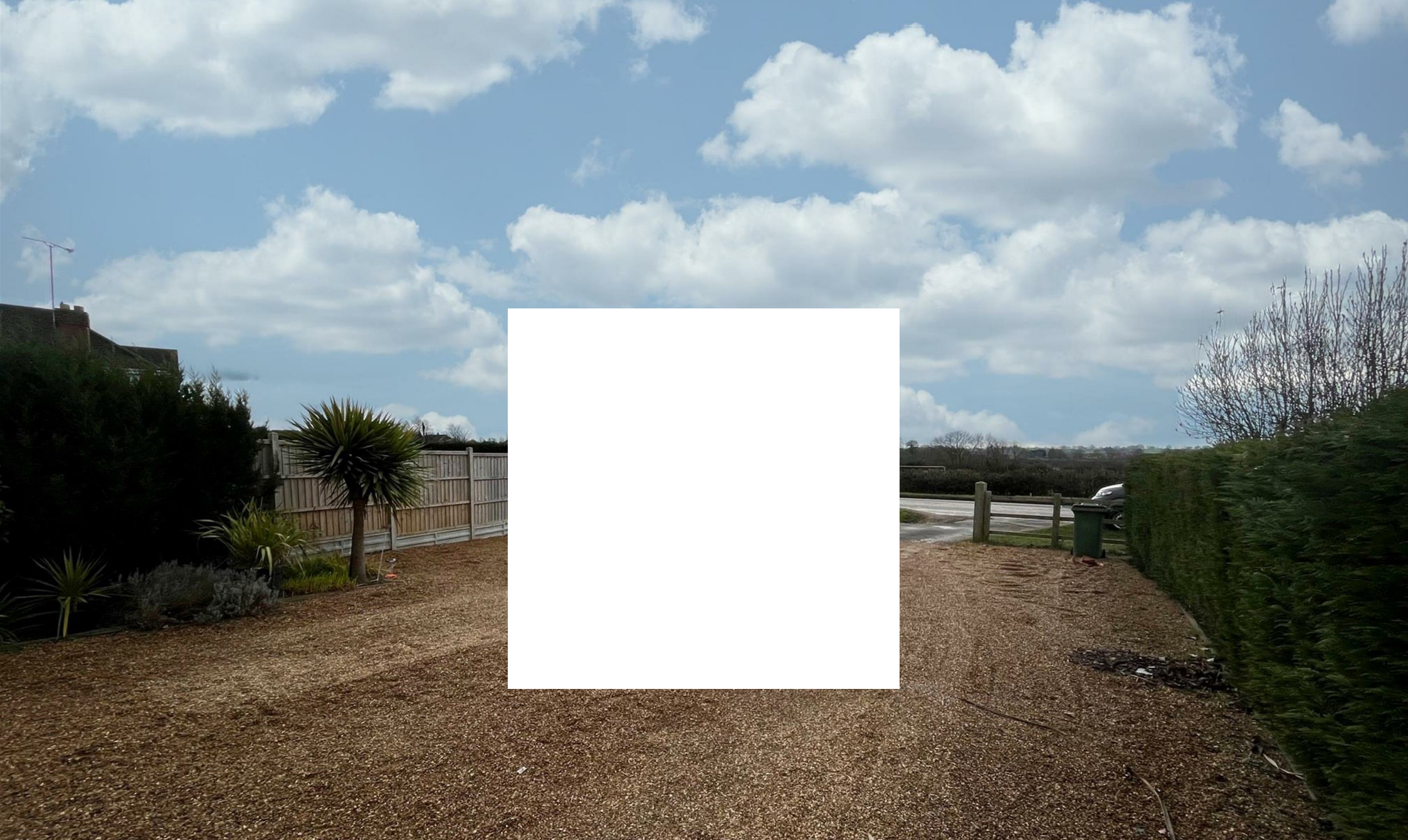








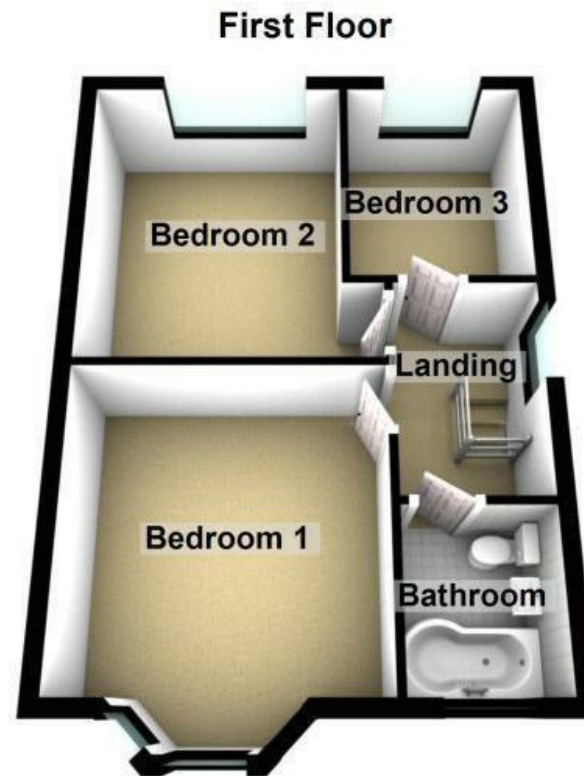
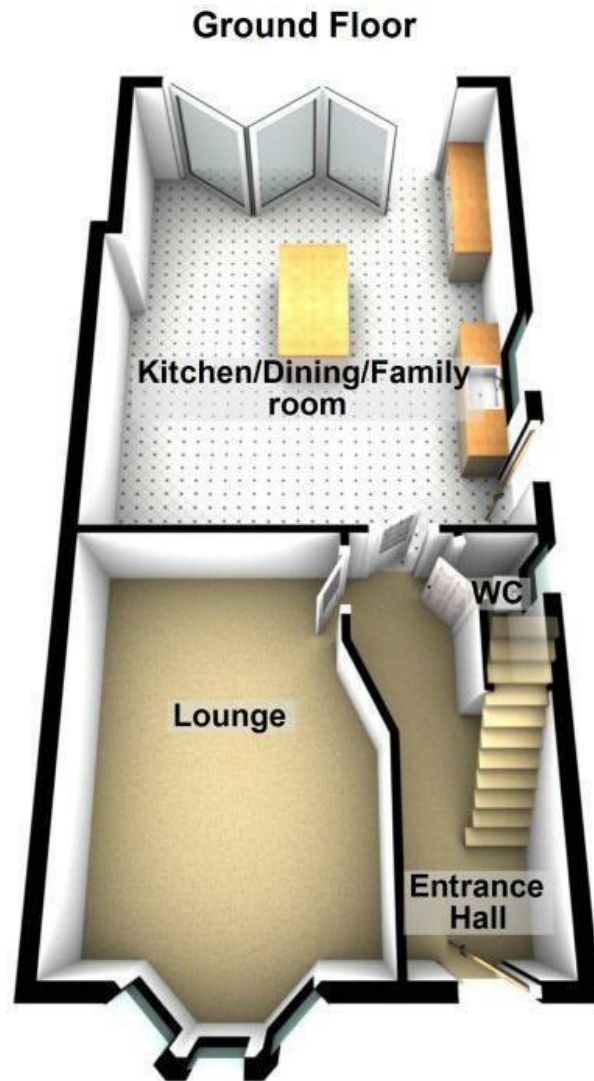




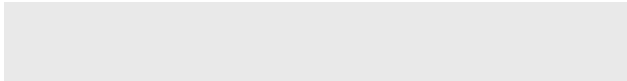
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# Floorplan







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