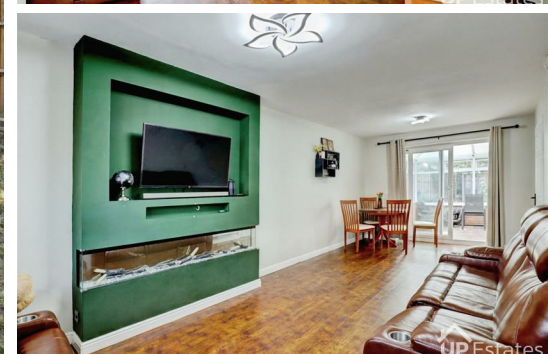




3 Bedroom House - Detached
located on Columbine Way,
Bedworth
Offers Over £315,000

UP Estates



SPACIOUS THREE BEDROOM DETACHED FAMILY HOME – CONSERVATORY, EN-SUITE, GARAGE & GENEROUS PARKING

Situated in a desirable residential area of Bedworth, this spacious and well-presented three bedroom detached home offers excellent family accommodation throughout, with generous living spaces, a modern kitchen, conservatory, private garden, garage and ample off-road parking.

The property is entered via a useful entrance porch, ideal for coats and shoes, which leads into the welcoming entrance hallway. From here you are drawn into the impressive open-plan living and dining room, a bright and airy space featuring a lovely bay window to the front aspect and extending through to the rear of the home. Sliding patio doors open into the conservatory, creating a seamless flow between the living accommodation and the garden, making it an excellent space for relaxing, entertaining and spending time with family and friends. The conservatory enjoys attractive views over the private rear garden, providing a peaceful setting to enjoy during the warmer months and offering excellent potential for further landscaping to create your own outdoor retreat.

The modern fitted kitchen is both spacious and practical, boasting an abundance of built-in units and worktop space, along with the added benefit of a breakfast bar for casual dining and busy family life. The kitchen also overlooks the rear garden and provides access to the side of the property. A convenient ground floor WC completes the downstairs accommodation.

Upstairs, the home offers three generous bedrooms, benefiting from built-in wardrobes, providing excellent storage and flexibility for families, guests or home working. The principal bedroom enjoys the added luxury of a private en-suite shower room, while the remaining bedrooms are served by a stylish modern family bathroom featuring a beautiful freestanding bath, perfect for relaxing after a long day.

Offers Over £315,000

- SPACIOUS THREE BEDROOM DETACHED FAMILY HOME
- BRIGHT AND ARIY OPEN-PLAN LIVING AND DINING ROOM
- CONSERVATORY OVERLOOKING THE REAR GARDEN
- MODERN FITTED KITCHEN WITH BREAKFAST BAR FOR CASUAL DINING AND BUSY FAMIL LIFE
- GROUND FLOOR WC ADDING EXTRA CONVENIENCE
- PRINCIPLE BEDROOM WITH A PRIVATE EN-SUITE SHOWER ROOM
- STYLISH FAMILY BATHROOM WITH A STUNNING FREESTANDING BATH
- PRIVATE REAR GARDEN WITH PATIO AREAS
- SINGLE GARAGE AND PRIVATE DRIVEWAY FOR MULTIPLE VEHICLES
- EXCELLENT SPACE FOR ENTERTAINING AND FAMILY LIVING, VIEWING IS HIGHLY RECOMMENDED





Externally, the property benefits from a single garage, ideal for secure parking or additional storage, together with a private driveway extending to the front and side of the home, providing off-road parking for multiple vehicles. The rear garden enjoys a good degree of privacy and includes patio areas and lawned space, making it ideal for outdoor dining, summer BBQs and family activities.



Viewing is highly recommended to fully appreciate the space, flexibility and potential that this fantastic detached family home has to offer.

IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with



Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.



All measurements are approximate and intended as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.



All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

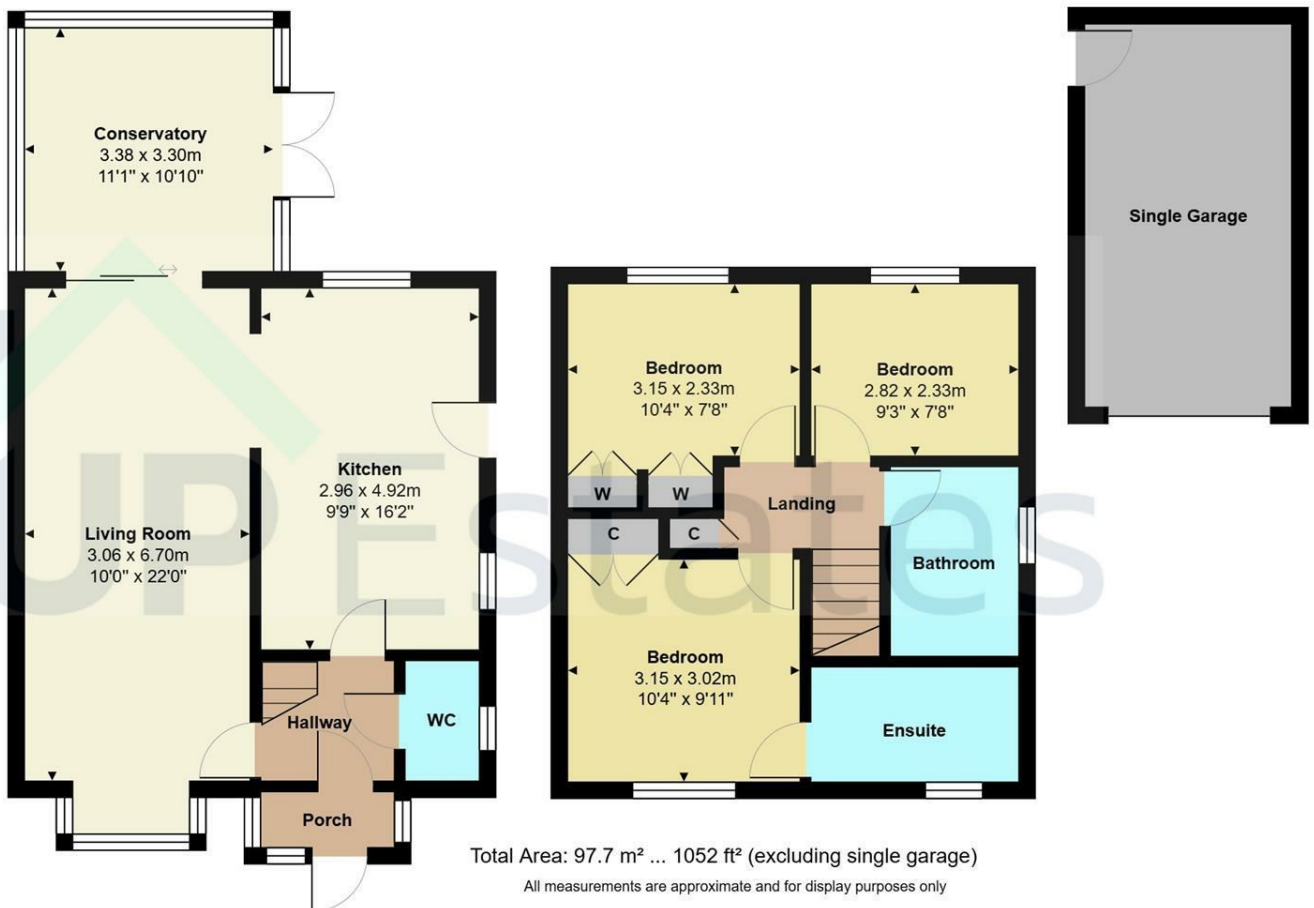
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Columbine Way, Bedworth





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