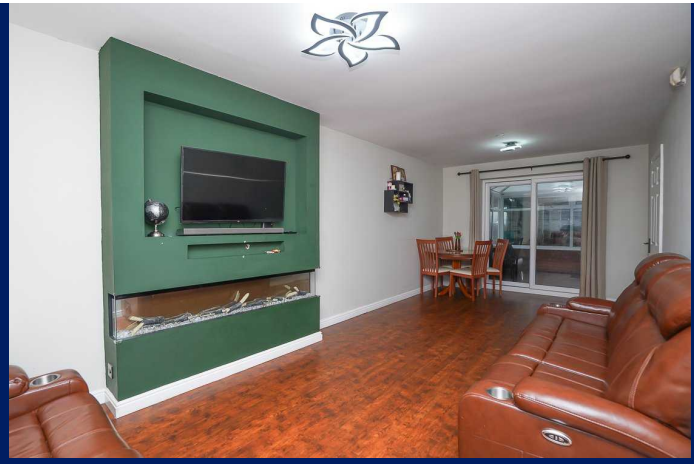






21 Columbine Way, Bedworth, Warwickshire,
CV12 0GF

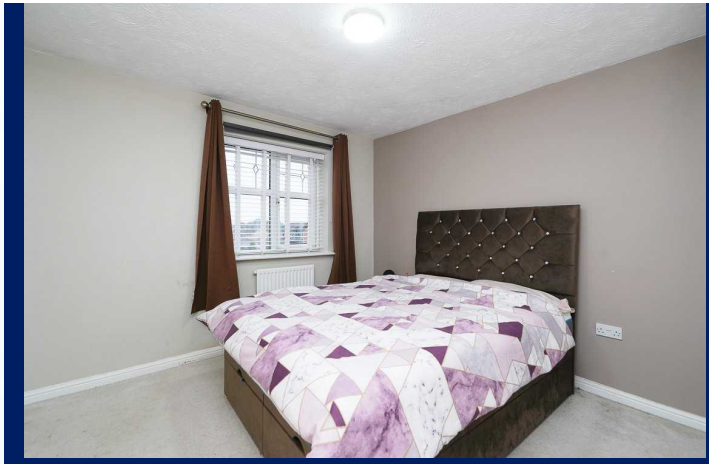
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Offers Over: £300,000
Freehold

The Property Ombudsman

Reeds Rains







NO ONWARD CHAIN | DETACHED FAMILY HOME | QUIET CUL-DE-SAC LOCATION

Situated within a peaceful cul-de-sac on the sought-after Eliot Gardens development, this well-presented three-bedroom detached residence offers spacious and versatile accommodation ideally suited to modern family living.

The property is approached via a porch leading into the entrance hallway, with a convenient ground floor WC. The generous living room provides an excellent space for relaxing and entertaining, whilst the well-appointed fitted kitchen offers an extensive range of units, integrated cooking appliances and ample worktop space. To the rear, a large conservatory overlooks the garden and creates an additional reception area, ideal as a family room, dining space or home office.

To the first floor, the landing gives access to three bedrooms and the family bathroom. The principal bedroom benefits from its own en-suite shower room, complete with a walk-in shower cubicle. Bedroom two is a comfortable double bedroom, whilst bedroom three provides an ideal child's room, guest bedroom or study. The family bathroom has been stylishly updated and features a contemporary freestanding bath, vanity wash hand basin and WC.

Externally, the property enjoys a generous rear garden with patio seating area, providing an excellent space for outdoor entertaining and family gatherings. To the front, there is off-road parking together with a single garage.

The property is ideally located for local schools, shops, parks and everyday amenities, whilst also benefiting from excellent access to the A444, M6 and M69, making it an attractive option for commuters and growing families alike.







- No Onward Chain
- Detached Family Home
- Three Well-Proportioned Bedrooms
- Principal Bedroom with En-Suite Shower Room
- Spacious Living Room
- Modern Fitted Kitchen
- Large Conservatory
- Refitted Family Bathroom with Freestanding Bath
- Ground Floor WC
- Generous Rear Garden and Patio Area
- Driveway Parking and Single Garage
- Quiet Cul-De-Sac Position
- Excellent Access to A444, M6 and M69
- Popular Eliot Gardens Development

ADDITIONAL INFORMATION

- EPC rating: C
- Council Tax band: D



Ground Floor
Porch
Hallway
Guest WC
Living Room 10' x 22' (3.05m x 6.7m)
Kitchen 9'9" x 16'2" (2.97m x 4.93m)
Conservatory 11'1" x 10'10" (3.38m x 3.3m)

First Floor
Landing
Bedroom One 10'4" x 9'11" (3.15m x 3.02m)
En-Suite Shower Room
Bedroom Two 10'4" x 7'8" (3.15m x 2.34m)
Bedroom Three 9'3" x 7'8" (2.82m x 2.34m)
Family Bathroom

Outside
Single Garage

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

FOR MORE DETAILS CONTACT

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