



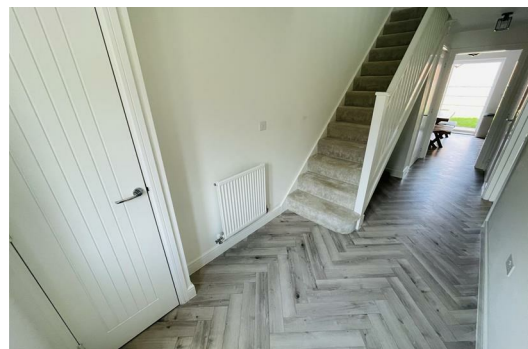
Tame Way, Bulkington CV12 9BF Offers Over £360,000

Nestled in the charming area of Bulkington, this exquisite detached house on Tame Way offers a perfect blend of modern living and comfort. Built in 2024, the property boasts a contemporary design that is both stylish and functional, making it an ideal family home.

Upon entering, you are greeted by a spacious entrance hall, a reception room that provides a warm and inviting atmosphere, perfect for entertaining guests or enjoying quiet family evenings. The house features four generously sized bedrooms, ensuring ample space for family members or guests.

Safety and security are paramount in this home, which is equipped with insulated fitted shutters on all windows, a comprehensive security system, and 360-degree CCTV coverage. These features offer peace of mind, allowing you to relax and enjoy your surroundings without worry. For those with electric vehicles, the property includes a dedicated charging point, making it an eco-friendly choice for modern living. The combination of these thoughtful amenities and the home's contemporary design makes it a standout option in the market.

In summary, this remarkable detached house on Tame Way is not just a property; it is a lifestyle choice that offers comfort, security, and convenience in a desirable location. This home is sure to impress.



Entrance

Via canopy porch with double glazed entrance door leading into:

Entrance Hall

Radiator, parquet flooring finished in a herringbone style, digital central heating thermostat, stairs to first floor landing with spindles, doors to two storage cupboards, one housing RCB board, doors to:

Lounge

14'6" x 10'9" (4.43m x 3.27m)

Double glazed bay window to front and double radiator

Cloakroom

Fitted with two piece suite comprising, pedestal wash hand basin with mixer tap, low-level WC, extractor fan and radiator.

Kitchen/Dining Room

11'0" x 17'7" (3.35m x 5.37m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl sink unit with single drainer and mixer tap, extractor fan, integrated fridge/freezer and dishwasher, eye level electric fan assisted double oven, four ring gas hob with pull out extractor hood over, double glazed window to rear, parquet flooring, sunken spotlights, wall mounted concealed gas boiler serving heating system and domestic hot water, double glazed French style double doors to rear garden, door to:

Utility

4'3" x 5'0" (1.30m x 1.53m)

Base cupboard with worksurface and matching upstand, integrated washing machine, space for further appliance, extractor fan and parquet flooring.

Landing

Balustrade with spindles, access to loft space and doors to:

Master Bedroom

12'5" x 10'4" (3.78m x 3.16m)

Double glazed window to rear, radiator, central heating thermostat, door to:

En-suite Shower Room

Fitted with three piece suite comprising tiled shower enclosure, pedestal wash hand basin with mixer tap, low-level WC and heated towel rail, extractor fan, tiled splashbacks and sunken ceiling spotlights.

Bedroom

11'0" x 10'4" (3.35m x 3.16m)

Double glazed window to front and radiator.

Bedroom

11'5" x 6'11" (3.47m x 2.10m)

Double glazed window to rear and radiator.

Bedroom

7'3" x 6'10" (2.20m x 2.08m)

Double glazed window to front and radiator

Family Bathroom

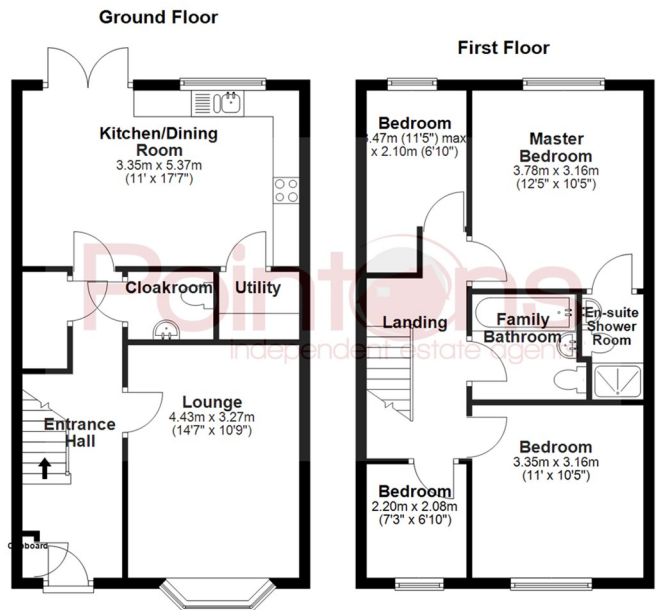
Fitted with three piece suite comprising panelled bath with shower over and glass screen, pedestal wash hand basin with mixer tap and low-level WC, tiled splashbacks, heated towel rail, extractor fan, shaver point and sunken ceiling spotlights.

Outside

To the rear is an enclosed garden mainly laid to lawn with paved patio and pedestrian gated access. A detached garage with up an over door, power and light (6.97 x 3.009,) accessed via tandem driveway. To the front is a fore-garden, with path leading to entrance

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. Council tax band D payable to Nuneaton & Bedworth Borough Council.



All floor plans are for a guide of the layout and not to scale
Plan produced using PlanItUp

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(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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