



Pebblebrook Way, Bedworth CV12 9HF Asking Price £275,000

Nestled in the charming area of Pebblebrook Way, Bedworth, this delightful semi-detached house offers a perfect blend of comfort and practicality. Built in 1995, the property boasts a well-thought-out layout, featuring three spacious bedrooms and two modern bathrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a generous reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The heart of the home is undoubtedly the kitchen/diner, equipped with a rising extractor, which is perfect for culinary enthusiasts. This area is designed for both functionality and socialising, allowing for family meals and gatherings.

The property has been thoughtfully extended to the side, providing additional living space that can be tailored to your needs. A store room which offers convenient storage solutions, while an office space presents the opportunity for a utility room or a quiet workspace, catering to the demands of modern living.

One of the standout features of this home is the conservatory, which floods the space with natural light and offers a tranquil spot to enjoy the garden views throughout the seasons. Outside, the property benefits from ample parking for up to three vehicles, ensuring convenience for residents and visitors alike.

In summary, this semi-detached house on Pebblebrook Way is a wonderful opportunity for those seeking a well-appointed family home in a friendly neighbourhood. With its versatile spaces and practical features, it is sure to appeal to a wide range of buyers.



Hallway

Part frosted uPVC double glazed entrance door to front, laminate flooring, door to:

WC

Frosted uPVC double glazed window to front, fitted with two piece suite comprising, wash hand basin and low-level WC, tiled splashback, heated towel rail, laminate flooring, door to:

Lounge

13'7" x 15'3" (4.15m x 4.64m)

uPVC Double glazed window to front, two radiators, telephone point, wall mounted electric fire with marble surround, stairs to first floor landing with under-stairs alcove, door to:

Kitchen/Dining Room

9'5" x 24'8" (2.86m x 7.52m)

Fitted with a matching range of base and eye level units with compact stone texture laminate worktop space over with underlighting, sink with single drainer swan neck mixer tap, integrated fridge, freezer, wine cooler and dishwasher with fitted eye level electric fan assisted oven, built-in four ring electric induction hob with rising extractor, built-in microwave, uPVC double glazed window to rear, radiators, laminate flooring and velux skylight, bi-fold door, door to:

Conservatory

11'9" x 8'9" (3.59 x 2.69)

uPVC double glazed with vent windows and polycarbonate roof, laminate flooring, UPVC double glazed double door to garden:

Office

6'7" x 8'4" (2.00m x 2.54m)

Radiator, laminate flooring, door to:

Store Room

With electric roller door

Landing

Access to part boarded insulated attic area with pull down ladder and light point connected, doors to:

Master Bedroom

10'8" x 10'8" (3.26m x 3.26m)

uPVC Double glazed window to front, radiator, door to:

En-suite

Fitted with three piece suite comprising corner cubicle shower, wash hand basin with storage under and close coupled WC, tiled splashbacks, frosted uPVC double glazed window to front, heated towel rail, tiled flooring.

Bedroom 2

8'2" x 8'6" (2.48m x 2.60m)

uPVC Double glazed window to rear, radiator

Bedroom 3

6'8" x 6'8" (2.04m x 2.02m)

uPVC Double glazed window to rear, radiator.

Bathroom

Fitted with three suite comprising panelled bath with shower over and folding glass screen, wash hand basin with storage under, and close coupled WC, tiled surround, frosted uPVC double glazed window to side, heated towel rail, tiled flooring.

Outside

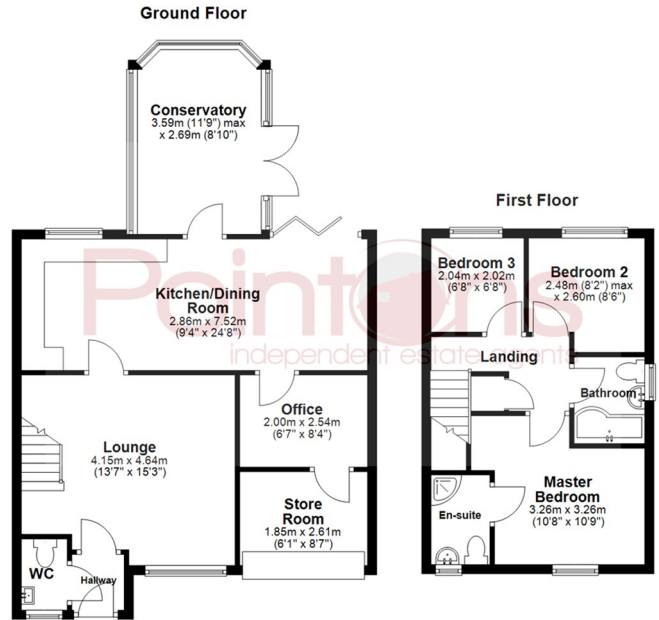
To the rear is a garden mainly laid to lawn with raised decking to corner and patio area, with gated access leading to front. The front has a tarmac driveway providing parking for multiple vehicles.

Tenure

We are advised that the property is Freehold, however, it is recommended this is confirmed by your legal representative. We can confirm the council tax band is C payable to NBBC, EPC rating TBC

General Information

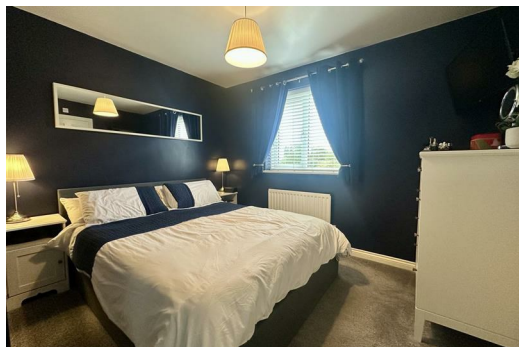
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



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

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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