



**Newdigate Road, Bedworth
CV12 8EF
Asking Price £275,000**

Located on Newdigate Road, Bedworth, this well-presented semi-detached house offers a delightful blend of comfort and space, making it an ideal family home. Upon entering, you are greeted by a spacious entrance hall that sets the tone for the rest of the property. The ground floor features two inviting reception rooms, perfect for both relaxation and entertaining guests.

The property boasts three generously sized bedrooms, providing ample space for family living or accommodating guests. The bathroom is conveniently located, ensuring ease of access for all. Additionally, a ground floor w.c. adds to the practicality of the home. One of the standout features of this property is the large garden to the rear, which offers a wonderful outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air. The conservatory further enhances the living space, allowing for year-round enjoyment of the garden views.

Parking is a breeze with space for up to four vehicles, making it ideal for families with multiple cars or for hosting gatherings. This property truly combines convenience with a homely feel, making it a must-see for anyone looking to settle in Bedworth. Don't miss the opportunity to make this lovely house your new home.



Entrance

Via double glazed entrance door leading into:

Porch

Amtico style flooring, door to:

Entrance Hall

Obscure double glazed window to side, double radiator, Amtico style flooring, stairs to first floor landing with under-stairs storage cupboard and spindles, door to:

Fitted Kitchen

11'5" x 8'4" (3.47m x 2.55m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl ceramic sink unit with single drainer, swan neck mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge/freezer, gas points for cooker, double glazed window to rear, ceramic tiled flooring, textured ceiling, double glazed door to garage, door to:

Dining Area

11'5" x 9'11" (3.47m x 3.02m)

Double radiator, coving to textured ceiling, double glazed sliding patio door to conservatory and archway through to:

Lounge

13'2" x 11'11" (4.01m x 3.64m)

Double glazed bow window to front, log effect gas fire set in marble surround and marble effect hearth, double radiator, telephone point, TV point, dado rail, coving to textured ceiling.

Conservatory

10'7" x 9'11" (3.23m x 3.02m)

Brick and double glazed construction with uPVC double glazed windows, ceiling fan with light, ceramic tiled flooring, double glazed French style double doors to garden.

Garage

Remote-controlled electric roller door, door to:

Rear Porch

Double glazed door to garden, doors to storage area and :

WC

Obscure double glazed window to rear, fitted with two piece suite comprising, wash hand basin with mixer tap, low-level WC and ceramic tiling to all walls, ceramic tiled flooring.

Landing

Obscure double glazed window to side, decorative dado rail, coving to textured ceiling, access to loft with pull down ladder, door to boiler cupboard housing wall mounted combination boiler serving heating system and domestic hot water which was recently replaced, doors to:

Bedroom

13'6" x 11'11" (4.11m x 3.64m)

Double glazed window to front, radiator.

Bedroom

11'5" x 11'11" (3.48m x 3.64m)

Double glazed window to rear, radiator, coving to ceiling.

Bedroom

8'9" x 6'5" (2.66m x 1.95m)

Double glazed window to front, radiator, coving to ceiling.

Shower Room

Fitted with three piece suite comprising shower enclosure, vanity wash hand basin

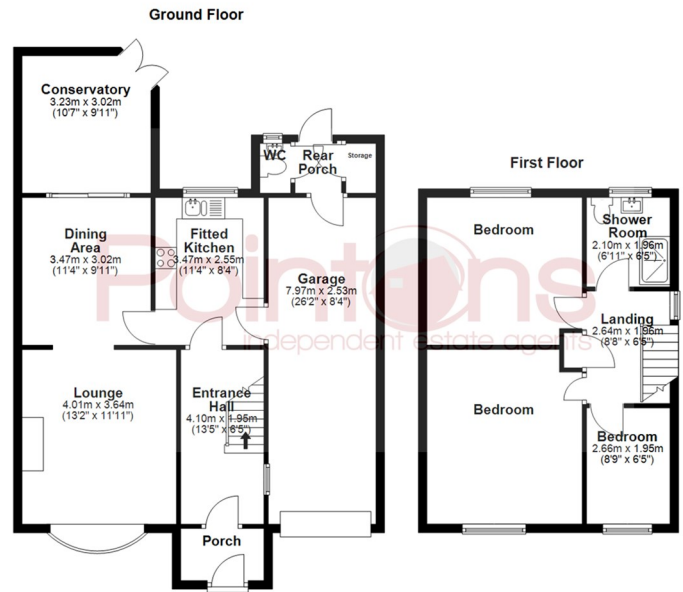
with cupboard under and mixer tap, low-level WC and heated towel rail ceramic tiling to all walls, obscure double glazed window to rear and sunken spotlights.

Outside

To the rear is an enclosed garden mainly laid to lawn with borders and shed. Personal access to garage. To the front is a block-paved driveway providing parking for several vehicles enclosed by a dwarf wall.

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 is payable to Nuneaton & Bedworth Borough Council and is band C



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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