



Down Meadow, Bedworth CV12 0FA Offers Over £269,995

Modern 3-Bedroom Semi-Detached Home – Down Meadow, Bedworth

Located in the desirable Down Meadow area of Bedworth, this beautifully presented semi-detached home, built in 2021, offers an exceptional combination of modern style, comfort, and practicality. Extending to approximately 893 sq ft, the property provides generous living space, making it ideal for families, first-time buyers, or those seeking a well-proportioned contemporary home.

The welcoming reception room offers a versatile space for both relaxation and entertaining, while the thoughtfully designed layout ensures a natural flow throughout. The property features three spacious bedrooms, providing ample privacy and comfort for all household members. Two stylish and well-appointed bathrooms add convenience to busy daily routines.

Externally, the property benefits from off-road parking for two vehicles, a sought-after feature that enhances everyday practicality.

Situated in a peaceful and friendly neighbourhood, the home is within easy reach of local shops, schools, and excellent transport links, offering the perfect balance between tranquility and accessibility.

This nearly new home presents a rare opportunity to secure a property of high quality in a prime location. Early viewing is strongly recommended.



Entrance Hall

15'0" x 6'9" (4.58m x 2.06m)

Enter via composite door with two glass panels, stairs to 1st floor, window and radiator to side, under stair storage, doors too:

Kitchen

11'4" x 8'6" (3.45m x 2.58m)

Fitted with matching base and eye level units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, under counter LED lights, chrome splashback behind hob, integrated double oven, integrated gas hob, integrated dishwasher and fridge freezer, radiator side, window to front

Living Room

12'0" x 15'7" (3.66m x 4.74m)

Central heating thermostat, radiator to side, patio doors leading to garden, TV and Internet ports

WC

3'4" x 6'1" (1.03m x 1.86m)

Fitted with a two piece suite comprising of a close coupled WC and pedestal hand wash basin, radiator to front

Master Bedroom

11'2" x 6'0" (3.41m x 1.83m)

Integrated wardrobes with mirrored sliding doors, central heating thermostat, window and radiator to front, door too:

En-suite

5'9" x 5'7" (1.75m x 1.70m)

Fitted with a three-piece suite comprising of a shower cubicle with electric shower, hose and head, full tile surround in shower cubicle, close coupled WC and pedestal hand wash basin, half tiling to remaining walls, window to front radiator to side

Bedroom 2

10'10" x 8'9" (3.29m x 2.66m)

Window and radiator to rear

Bedroom 3

12'4" x 6'6" (3.76m x 1.98m)

Window and radiator to rear, space for wardrobes with sliding mirrored doors

Family Bathroom

6'8" x 5'8" (2.03m x 1.73m)

Fitted with a three-piece suite comprising of a deep panelled bath with individual taps, close coupled WC and hand wash basin with mixer tap, half tile surround WC and basin, full tiles surround over bath

Good to Know

Tenure: Freehold

Floor area: 893.40 sqft

Energy efficiency rating: B

Council tax band: C

Year built: 2021

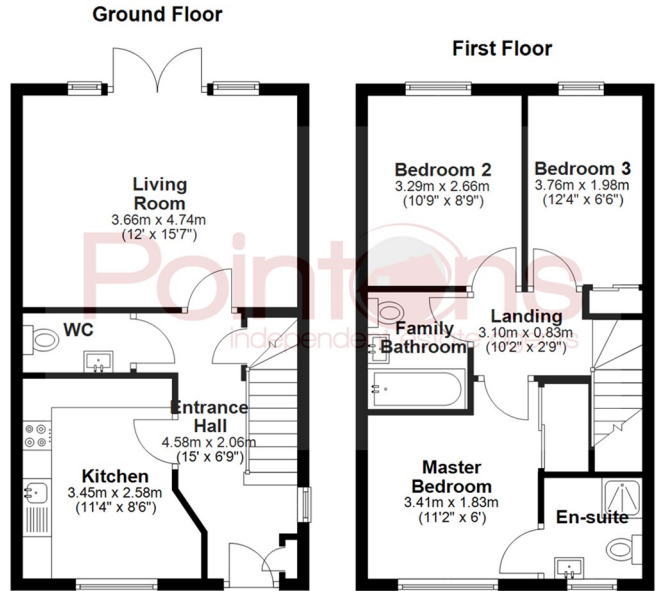
Vendor Position, NO CHAIN

Loft: Insulated

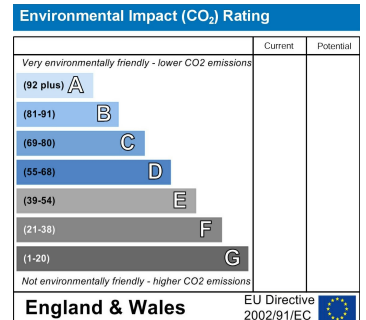
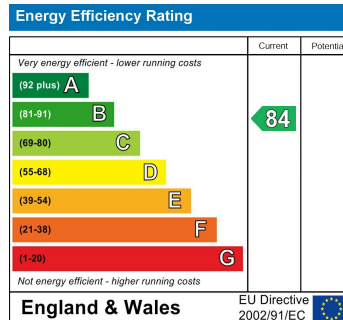
Heating: Gas central heated

Disclaimer

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.



WWW.POINTONS-GROUP.COM

2 Bond Gate Chambers
NUNEATON
CV11 4AL
024 7637 3300
nuneaton@pointons-group.com

109 New Union Street
COVENTRY
CV1 2NT
024 7663 3221
coventry@pointons-group.com

74 Long Street
ATHERSTONE
CV9 1AU
01827 711911
atherstone@pointons-group.com

