



Chamberlaine Street, Bedworth

OIRO £425,000 Freehold

4 bedroom detached house for sale

Description

This impressive four-bedroom detached family home offers exceptionally spacious and versatile accommodation, complemented by a wealth of practical features both inside and out.

The property boasts four generous double bedrooms together with a separate office/nursery, ideal for those working from home or requiring additional family space. Two of the bedrooms benefit from air conditioning, whilst the spacious kitchen/diner is also fitted with air conditioning, ensuring year-round comfort.

The ground floor provides excellent living accommodation, including a large lounge, a delightful garden room overlooking the rear garden, a convenient guest WC and a substantial conservatory accessed directly from the kitchen, creating the perfect space for entertaining and family living.

A particular feature of the property is the fully boarded loft space, complete with electric power, lighting and two windows, providing an abundance of useful storage accommodation.

Externally, the property continues to impress with a long carport and a substantial garage, both benefiting from electric roller shutter doors. The garage also features a vehicle inspection pit, making it ideal for motoring enthusiasts.



The mature rear garden offers a wonderful outdoor retreat, with a well-maintained lawn, established planting and a charming orchard area featuring a variety of fruit-bearing trees. Additional outdoor amenities include a greenhouse, potting shed and a large storage shed, providing excellent facilities for keen gardeners and hobbyists alike.

Further benefits include nine solar panels helping to improve energy efficiency and reduce running costs, together with the significant advantage of being offered for sale with no upward chain.

Council Tax Band: D (Nuneaton & Bedworth)

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden

Electricity supply: Mains, Solar

Heating: Gas Mains, Air Conditioning

Water supply: Mains

Sewerage: Mains

Tenure

Freehold

Ground Floor

Approx. 153.2 sq. metres (1647.1 sq. feet)



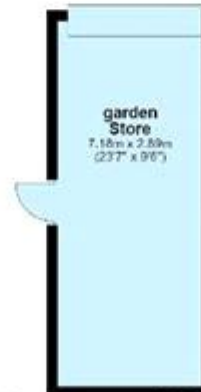
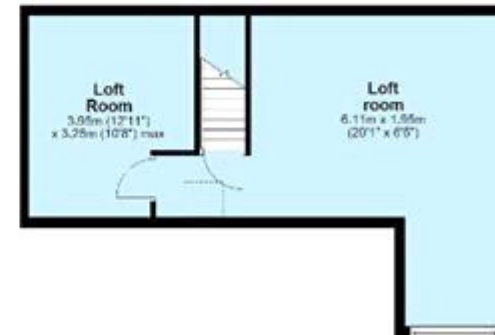
First Floor

Approx. 79.8 sq. metres (858.2 sq. feet)



Second Floor

Approx. 43.7 sq. metres (470.0 sq. feet)



Total area: approx. 276.5 sq. metres (2976.4 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-) A		(92-) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
73		74	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂).

Viewing by appointment only
 Courtney Downing Estates Ltd - Head Office
 Courtney Downing Estates Ltd, C/O Clear Accountancy Services Ltd, E Innovation Centre,
 Telford, Shropshire TF2 9FT
 Tel: 07792936415 Email: courtney@courtneydowningestates.co.uk Website:

