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For Sale

Tel: 024 7635 7645



Offers Around £320,000

Gainsborough Drive, Bedworth



E-mail: sales@keystateagents.com

KEY ESTATE AGENTS

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Gainsborough Drive

Bedworth

Offers Around £320,000



- Extended freehold link-detached residence
- Exceptionally well maintained throughout
- Separate dining room ideal for entertaining
- Ground floor cloakroom/WC
- Extensive driveway and private, enclosed rear garden not overlooked
- Situated within a popular cul-de-sac location
- Spacious lounge with attractive bay window
- Extended breakfast kitchen with comprehensive fitted units
- Three well-proportioned bedrooms with built-in furniture to primary bedroom
- Council Tax- C - EPC- D

Pleasantly situated within a popular cul-de-sac location in this favored residential vicinity, here is a rare opportunity to acquire an exceptionally well maintained and considerably extended freehold link-detached residence.

The property has been the subject of significant improvement by the present owners and offers well laid out, deceptively spacious accommodation ideally suited to family occupation. Internal viewing is highly recommended to fully appreciate the overall standard, space, and presentation on offer.

The accommodation briefly comprises a canopy porch leading into an entrance vestibule. A spacious and comfortable lounge with bay window provides an attractive main living area, while a separate dining room offers excellent space for family meals and entertaining.

To the rear, the property benefits from an extended breakfast kitchen fitted with a comprehensive range of attractive units, creating a practical and sociable hub of the home. From here there is access to a cloakroom/WC and further access into the reduced garage, offering useful storage space.

To the first floor, the landing gives access to three good-sized bedrooms, with the primary bedroom enjoying a range of built-in furniture. A family bathroom completes the first floor accommodation.

Outside, the property stands on a generous plot with an extensive driveway to the front providing off-road parking for several vehicles. The rear garden is neatly landscaped, fully enclosed, and not directly overlooked.

Well positioned for commuters, the property offers easy access to the A444 and key transport links, while remaining conveniently close to local amenities and schools.

This is a superbly cared for home in an excellent residential setting, early viewing is essential.

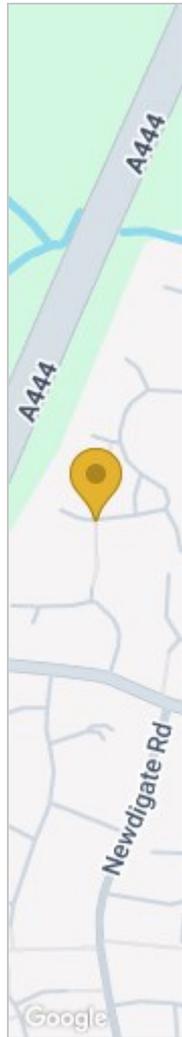
**Council Tax- C
EPC- D**

Agent disclaimer

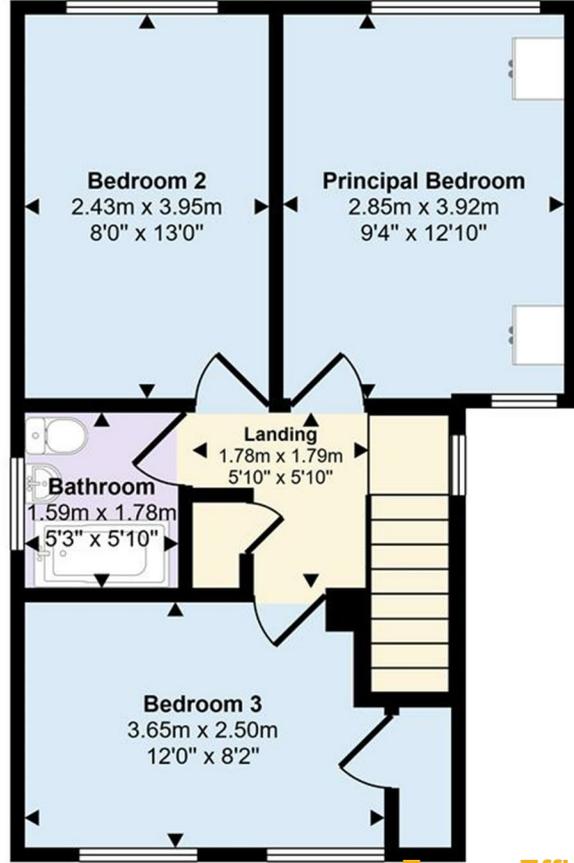
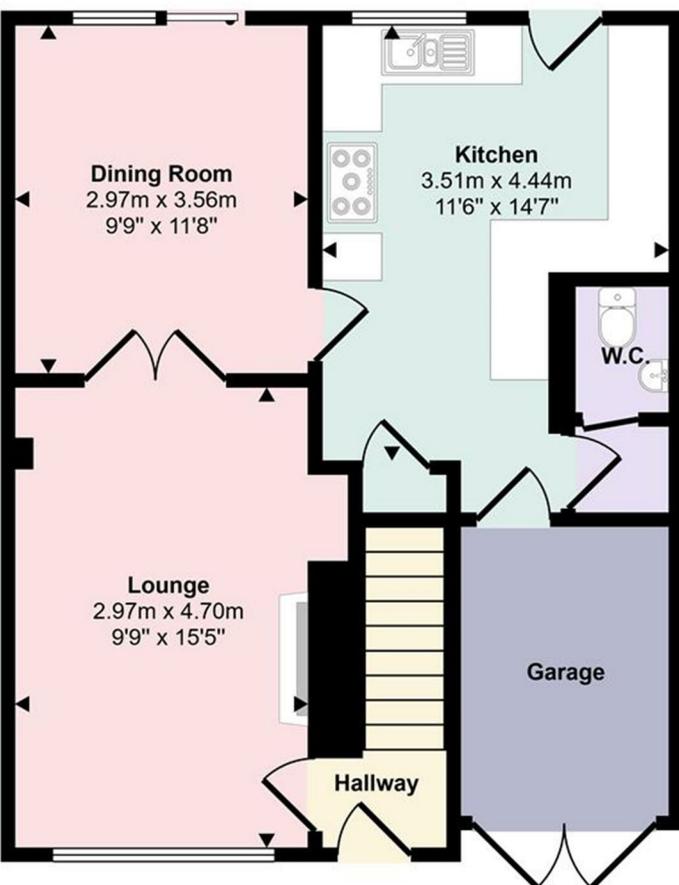
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Approx Gross Internal Area
96 sq m / 1036 sq ft



Energy Efficiency Graph



Ground Floor
Approx 55 sq m / 593 sq ft

First Floor
Approx 41 sq m / 443 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

HAVE YOU GOT A PROPERTY TO SELL OR LET?

KEY Estate Agents offer a complete and professional service to Home Owners and Landlords throughout the **Nuneaton, Bedworth and Hinckley** and surrounding villages.

If you are thinking of selling or letting your home we would be delighted to offer you a **Free Valuation with No Obligation** whatsoever.

Please call us today for details on all of our services, along with information about our competitive fee structure.

KEY Estate Agents

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