



THE KEY TO YOUR NEXT MOVE

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# For Sale

**Tel: 024 7635 7645**



**£300,000**

**12 Heather Drive, Bedworth CV12 0AT**



**E-mail:** [sales@keyestateagents.com](mailto:sales@keyestateagents.com)

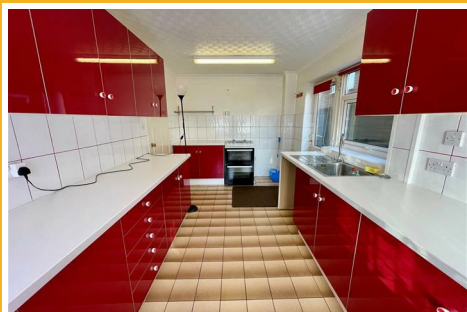
**KEY ESTATE AGENTS**

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# 12 Heather Drive

Bedworth CV12 0AT

£300,000



- **No upward chain and vacant possession**
- **Extensive rear garden, not directly overlooked**
- **Popular residential vicinity**
- **Good size well proportioned family accommodation**
- **Spacious lounge some 21ft in width**
- **Four good size bedrooms and 4-piece bathroom**
- **Excellent scope for extension ( Subject to usual planning )**
- **Off road parking and driveway for several vehicles**
- **Viewing highly recommended**
- **EPC - C**

Pleasantly situated within this popular and well-regarded residential vicinity, here is an excellent opportunity to acquire a well-presented and maintained freehold detached family residence, offered for sale with no upward chain and vacant possession.

Occupying a generous plot and being nicely set back from the road, this appealing home benefits from gas central heating and uPVC double-glazed windows throughout. Early inspection is highly recommended to appreciate the space, potential, and accommodation on offer.

Upon entering the property, the entrance vestibule leads into a welcoming entrance hallway, which features a cloakroom/WC and useful understairs storage.

The kitchen offers a range of fitted units. The highlight of the ground floor is the spacious full-width lounge, measuring approximately 21ft in width, providing an excellent living and entertaining space and leading directly into the conservatory overlooking the garden.

To the first floor, the property boasts a spacious landing area, four good-sized bedrooms, and a family bathroom fitted with a four-piece suite, including a separate shower cubicle.

Outside to the front, a block-paved driveway provides parking for several vehicles and offers direct access to the garage. A side pedestrian access leads to the extensive rear garden, which features a large patio area, is fully

enclosed, and is not directly overlooked, adding to the privacy on offer.

Overall, this is a superb property offering excellent accommodation and scope, ideal for families or purchasers seeking a home with potential in a sought-after location.



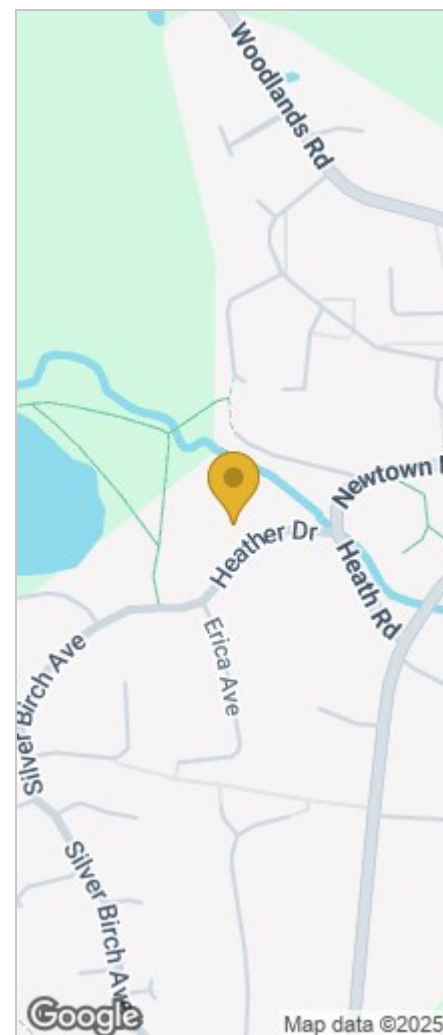




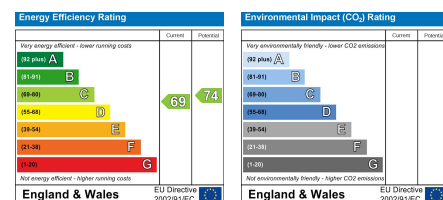
## Floor Plan



## Area Map



## Energy Efficiency Graph



## HAVE YOU GOT A PROPERTY TO SELL OR LET?

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

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**KEY Estate Agents**

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