



11 Arden Road, Bulkington, Bedworth, Warwickshire, CV12 9JJ

HOWKINS &  
HARRISON

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Bedworth, Warwickshire, CV12 9JJ

Guide Price; £499,950

A five bedroom detached property with in and out drive, providing parking for several vehicles. This property further benefits from an open plan kitchen/dining room, a part converted garage, providing an additional reception room, and is within walking distance of local amenities.

### Features

- Five bedrooms one with en-suite
- Built-in wardrobes some of the bedrooms
- Conservatory
- Study
- Part converted garage
- Open plan, modern kitchen/dining room
- Family room/snug
- Downstairs cloakroom
- Galleried landing
- Enclosed and generous rear garden
- In and out drive
- Parking for several vehicles
- Close to local amenities



## Location

Bulkington is a large village located a few miles from Bedworth and has two schools, St James Church of England Junior School and Arden Forest Infant School. The village is served by four churches, St James' Parish Church, Our Lady of the Sacred Heart Catholic Church, Ryton Methodist Church and Bulkington Congregational Church. There is also a shopping centre and a variety of clubs and societies. Nearby, is Weston Hall, a 16th Century manor house which is set in seven acres of grounds and offers hotel accommodation and fine dining in a traditional setting. Bulkington is conveniently situated for access to major road networks, Bedworth Railway Station and the M6, making it ideal for the commuter.

Rugby – approx. 11 miles

Coventry – approx. 9 miles

Leicester – approx. 18 miles

Birmingham – approx. 28 miles

Bedworth – approx. 4 miles



## Accommodation Details - Ground Floor

A glazed door, with glass panels either side, leads to a porch which has been fitted with a useful storage cupboard with shelf over. A further door leads to the entrance hall which has stairs rising to the first floor and contemporary white wooden doors, with glass panels which provide access to the ground floor accommodation. A spacious sitting room has a leaded window overlooking the front elevation, with the focal point of the room being an 'Adams' style feature fireplace with marble hearth and coal effect gas fire inset. There is coving to the ceiling and sliding patio doors lead to a conservatory, with ceramic tiled flooring and double doors which lead to the rear garden. The cloakroom, which has been fitted with a WC and wash hand basin over a white high gloss vanity unit, is accessed from the conservatory, as is the family room/snug which was originally the garage. A door from the family room/snug leads to the remainder of the garage which provides a useful storage area. The dining room is accessed from the entrance hall and opens out to the kitchen/breakfast room, which is separated by a breakfast bar with storage below and laminate work surfaces over. The kitchen has black high gloss ceramic tiles to the floor, a leaded window overlooking the rear garden and has been fitted with a variety of white high gloss wall and base units with work surface over. There are pan drawers and cutlery drawers including a housing unit with space for an American style fridge/freezer. Integrated appliances include a Siemens microwave oven, Siemens double oven, gas hob with extractor fan over and dishwasher. A door from the kitchen also provides access to the side of the property and the rear garden.





## First Floor

A spacious galleried landing has doors leading to the bedroom accommodation and the family bathroom. The principal bedroom overlooks the front elevation and has fitted beech wardrobes with mirrors inset, drawers with mirror over and complementing bedside cabinets. A door leads to the en-suite, which is fully tiled with cream ceramic floor tiles with complementing wall tiles with decorative insert. There is a corner shower enclosure, bidet, wash hand basin and wc. The guest bedroom overlooks the rear garden and bedroom five benefits from laminate flooring and louvre fitted cupboards. Two further bedrooms also have beech laminate flooring, one of which is currently being used as a study. The family bathroom has grey ceramic floor tiles, with complementing grey and beige ceramic tiles to the walls and has been fitted with a contemporary p-shaped bath, with glass and stainless-steel shower screen with shower over, high gloss vanity units to one wall, with wash hand basin inset, wc with wall mounted flush and chrome towel ladder with fitted mirror over. There is also a useful high gloss linen cupboard.



## Outside

To the front of the property there is a low-level brick built, curved wall and an 'in and out' block paved driveway which provides parking for several vehicles. A wrought iron gate leads to the side and rear garden of the property, which is mainly laid to lawn with a block paved patio area which provides an ideal space for outside dining and entertaining. The garden is of a generous size and is beautifully landscaped with attractive borders, planted with a variety of shrubs, plants and flowers and is fully enclosed and well screened with by mature trees, which provides the garden with a distinct private feel. There is also close board timber fencing to all sides.





## Viewing Arrangements

Strictly by prior appointment via the selling agents.  
Telephone 01827 718021 Option 1.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

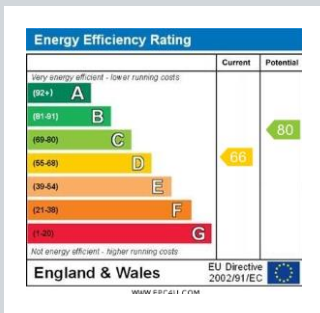
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

Nuneaton & Bedworth Council - 024 7637 6376

## Council Tax

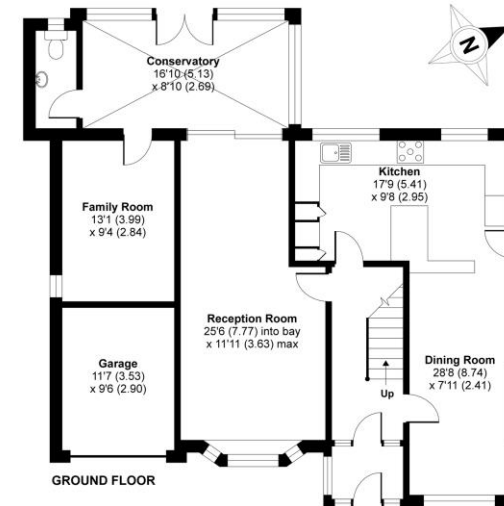
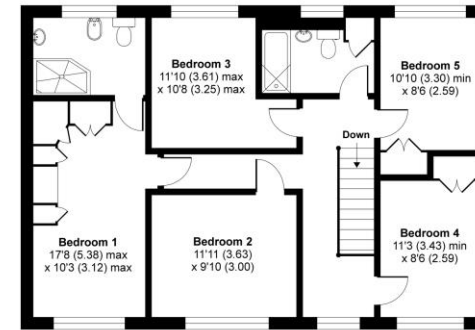
Band – D.



## Arden Road, Bulkington, Bedworth, CV12

Approximate Area = 2068 sq ft / 192.1 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2021. Produced for Howkins & Harrison. REF: 736053

## Howkins & Harrison

15 Market Street, Atherstone, Warwickshire, CV9 1ET

Telephone 01827 718021  
Email [property@howkinsandharrison.co.uk](mailto:property@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook HowkinsandHarrison  
Twitter HowkinsLLP  
Instagram HowkinsLLP



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