



THE KEY TO YOUR NEXT MOVE

www.keyestateagents.com

For Sale

Tel: 024 7635 7645



Offers Over £340,000



20 Rosemary Way, Bermuda Park, Nuneaton CV10 7ST

E-mail: sales@keyestateagents.com

KEY ESTATE AGENTS

Website: www.keyestateagents.com

****SPACIOUS DETACHED PROPERTY ON A QUIET ESTATE BENEFITTING FROM TWO EN-SUITES, A FAMILY BATHROOM AND DOWNSTAIRS TOILET!**** KEY Estate Agents are delighted to offer For Sale this Four Bedroom Detached Home on Bermuda Park. In brief, this home comprises of a lounge, dining room, modern kitchen, a utility room, conservatory, downstairs WC, three double bedrooms, two en-suites, a single bedroom and family bathroom. The property further benefits from off road parking for 3 cars, a pleasant rear garden and excellent transport links being only a short distance away from the A444 which provides easy access to the M6, M69 and M42. Viewing is strongly advised, to appreciate the size and quality of this property. To view, call KEY.

Tenure: Freehold
Council Tax Band E
EPC Grade C

Entrance



Enter through a part glazed front door into the hallway, with stairs rising to the first floor and a doors leading to the kitchen and living room.

Lounge 17'7" x 12'0" (5.38 x 3.67)



Hard floor living room with a window to the front aspect and doors leading to the dining room and hallway.

Dining Room 10'9" x 9'5" (3.30 x 2.89)



Dining room with doors leading to both the kitchen and living room, sliding doors leading into the conservatory.

Kitchen 10'9" x 18'0" (3.29 x 5.50)



Spacious kitchen benefitting from a dining area, wall and floor mounted cupboards, integrated hob and oven, extractor fan, space for fridge/freezer and dishwasher. Windows to rear aspect, doors leading to the utility room, dining room and entrance hall.

Utility 4'1" x 7'3" (1.26 x 2.21)



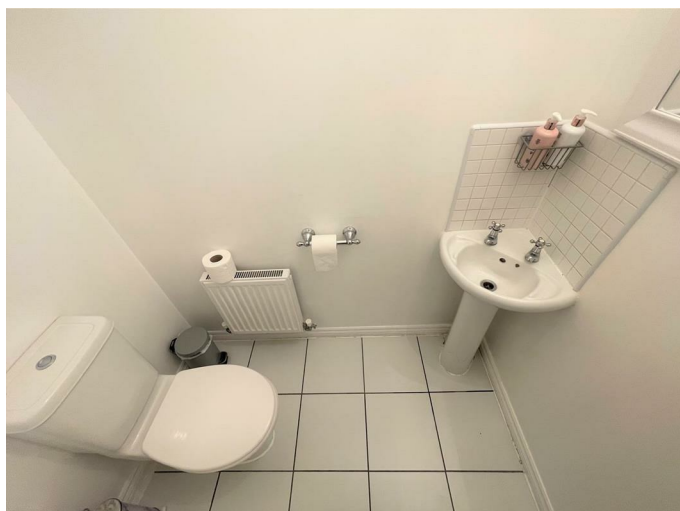
Utility room benefitting from wall and floor mounted cupboards, a sink and drainer unit and space for a washing machine or tumble dryer. A door to side aspect leading to the garden and outside space.

Conservatory



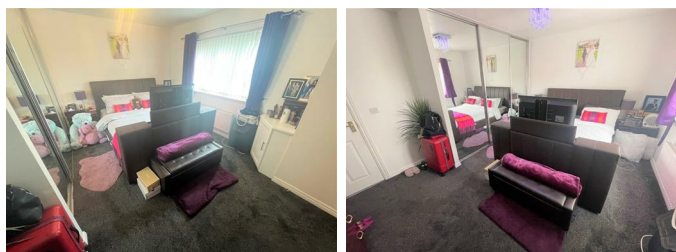
Double glazed conservatory with a ceiling fan, electricity and lighting. French double doors leading to the garden.

Downstairs WC



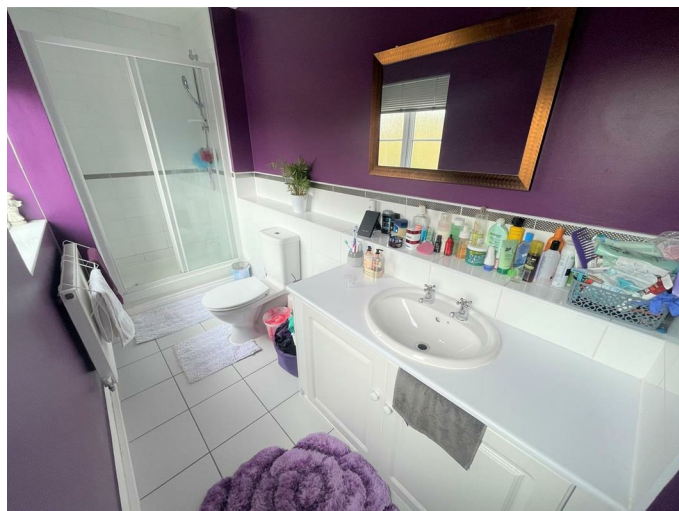
Downstairs toilet with low flush w/c and sink unit.

Master Bedroom 11'6" x 14'10" (3.53 x 4.54)



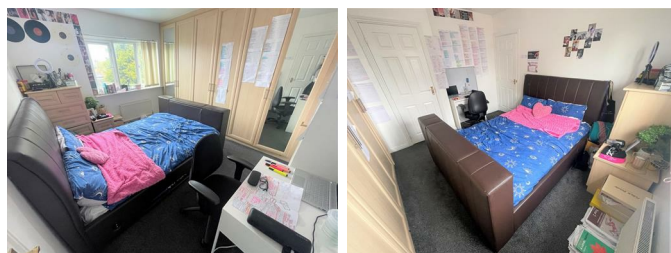
Carpeted double bedroom benefitting from built in mirrored wardrobes with sliding doors, window to front aspect.

En-Suite



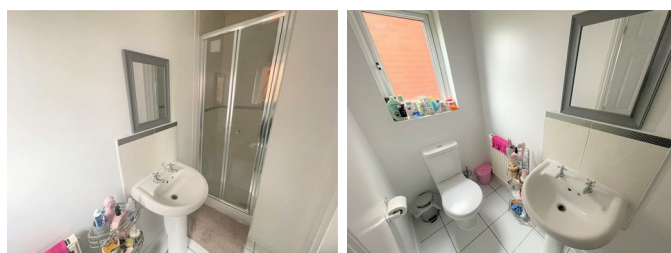
Large en-suite benefitting from a spacious counter top with built in sink and underneath cupboard space, low flush w/c and shower cubicle. Frosted window to the front aspect.

Second Bedroom 10'10" x 7'9" (3.32 x 2.38)



Carpeted double bedroom benefitting from built in wardrobes with two mirrored doors. Window to rear aspect.

En-Suite



En-Suite to second bedroom with low flush w/c, sink and shower cubicle.

Third Bedroom 8'4" x 7'8" (2.56 x 2.34)



Carpeted double bedroom benefitting from wall mounted cupboards. Window to the rear aspect.

Fourth Bedroom 6'6" x 9'4" (2.00 x 2.86)



Carpeted double bedroom benefitting from wall mounted cupboards. Window to rear aspect.

Bathroom



Bathroom with built in bathtub, sink unit and low flush w/c.

Garden



Garden with wooden fencing, benefitting from both patio and lawn areas and a wooden shed.

Garage and Parking

This property benefits from a single garage and a driveway with off road parking space for at least two cars.

Agents Notes

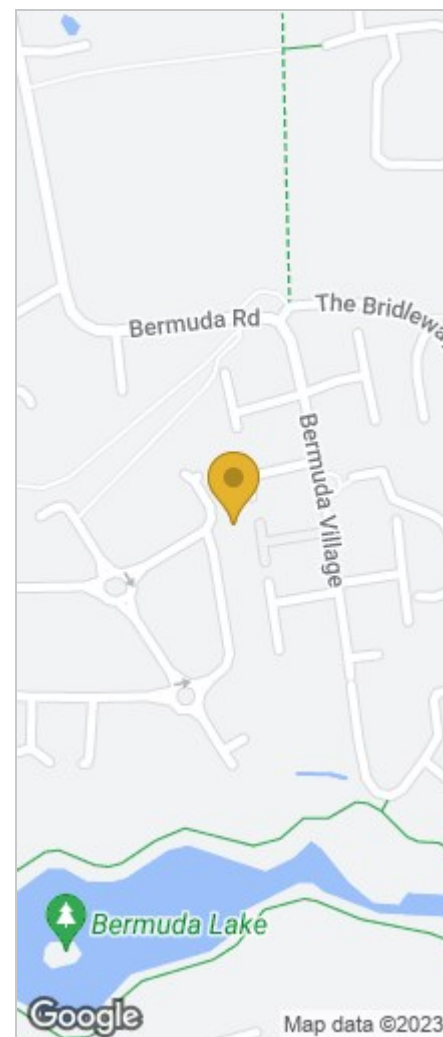
We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are usually stated in respect to the furthest point in the room. Subjective comments in these details are the opinion of KEY Estate Agents at the time these details were prepared. These opinions may vary from your own. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. In respect to the tenure of the property, the information stated above is provided to us by the vendor and is taken in good faith, this, as well as other details relating to the title, should be confirmed prior to exchange of contracts by your solicitor. Photos, floorplans and videos used within these details are under copyright to KEY

Estate Agent and under no circumstances are to be reproduced by a third party without prior permission.

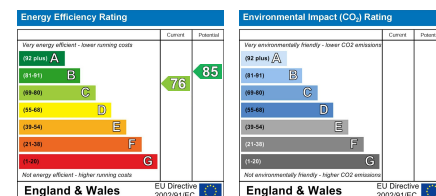
Floor Plan



Area Map



Energy Efficiency Graph



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
2 The Courtyard, Goldsmith Way, Eliot Business Park, Nuneaton CV10 7RJ
sales@keyestateagents.com



Zoopla.co.uk



rightmove



These particulars do not constitute an offer contract and have been prepared for guidance only, and must not be relied upon as statement of fact. Area measurements or distances are given as guidance only and are not precise. Boundaries are subject to verification. Appliances and fittings have not been tested. Floor plans are not drawn to scale. The inclusion of any fixtures and fittings are subject to the vendor's confirmation, subject to contract. Internal photographs may well show furnishings, fixtures and fittings which are not included in the sale.



024 7635 7645