



*A Unique Approach To
Selling Homes.*

358 Nuneaton Road, Bulkington

Guide Price £775,000

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Xchange Properties are proud to present this STUNNING 4-bedroom detached property, situated on the VERY sought after Nuneaton Road, Bulkington.

This incredible property really is the PERFECT family home! With a floorplan over 3,900 sq. ft., multiple living spaces, a luxurious finish throughout, and plenty of private outdoor features.

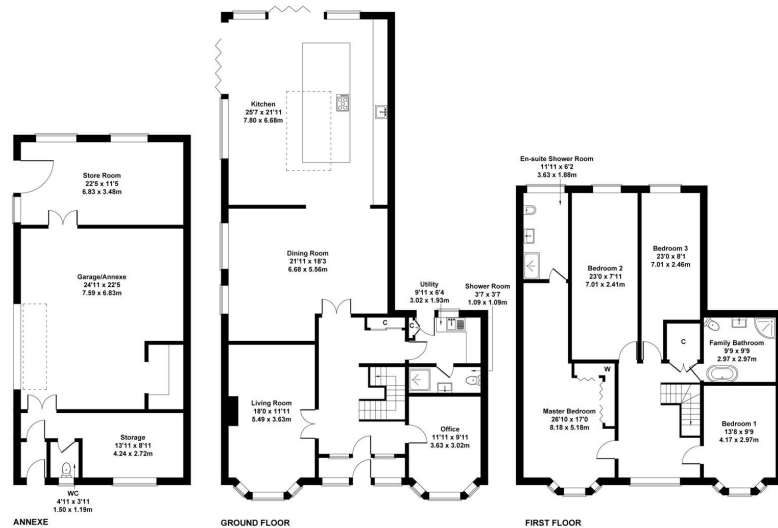
Ground floor - Entering through the front door leads you into the entrance hall, which offers plenty of storage and an oak staircase rising to the first floor, The ground floor of this property also contains an adequately sized home office, a snug living room complete with a beautiful stone feature fireplace, a utility room containing its own laundry chute and shower room, a newly installed bar area; perfect for entertaining guests, and a luxurious kitchen extension finished with integrated appliances, granite worktops, wrap-around bi-fold doors, sky lantern, and underfloor heating.

First Floor - As you make your way up the unique oak staircase, you find yourself positioned on the sizeable landing, branching off from the landing, the first-floor contains 3 generously sized bedrooms complete with fitted wardrobes, a family bathroom comprising of a walk in shower, bath, sink, and toilet, and finally the master bedroom, which includes amazing views to the front of the property, plenty of fitted wardrobes and storage, a walkthrough changing area and an en-suite with it's own shower, sink, and toilet.

Outside - This beautiful home offers a large in-and-out driveway to the front, with enough room to fit at least 6 cars. More parking can be found to the rear of the property, which is easily accessible via the gated entry found on the left hand side of this unique residence. Another fabulous feature of this property is the outbuilding found to the rear of the property. Currently used as a showroom, this extraordinary space is ample for multiple uses, including as a garage for multiple cars, office space, general business use, or as an annexe for family members. This exceptional outbuilding offers 1,000 sq. ft. of floorspace and has services installed as well as solar panels situated on the tiled roof, generating approximately £2,500 per year. Space is abundant within the secluded garden, with brilliant features such as the courtyard, perfect for keeping pets, a generous patio



358 Nuneaton Road, Bulkington, CV12 9RR
 Approximate Gross Internal Area
 3922 sq ft - 366 sq m



Not to Scale. Produced by The Plan Portal 2024
 For Illustrative Purposes Only.

- Close To 4,000 SQ. FT.
- High-End Finish Throughout
- 4 Large Bedrooms
- Master With En-Suite & Walk Through Wardrobe
- Beautiful Kitchen Extension
- LARGE Outbuilding Suitable For Workspace Or Annexe
- Unique Bar Area, Perfect For Entertaining
- 1/3 Of An Acre Of Land
- EPC - B
- Nuneaton & Bedworth Borough Council - Tax Band E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	