



The Bambergh Off Hospital Lane  
Bedworth  
CV12 0LA  
£499,995

 UP Estates

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Bedworth  
CV12 0LA



Ground floor



First floor

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between house types, orientation and developments.

£499,995

SUMMARY

BRAND NEW FOUR BEDROOM DETACHED HOME | ENERGY EFFICIENT NEW BUILD | OPEN PLAN KITCHEN DINER WITH BI-FOLD DOORS | GARAGE & DRIVEWAY | SOLAR PANELS & EV CHARGING

Brought to you by Charles Church – The Bamburgh is an impressive brand new four bedroom detached home designed with modern family living in mind. Perfectly positioned off Hospital Lane in Bedworth, the property benefits from excellent transport links with easy access to the M6 and is ideally located between Coventry and Nuneaton. The surrounding area also offers a variety of scenic nature walks and green spaces.

The property welcomes you with a large and inviting entrance hall leading through to a bright and spacious living room. To the rear of the home is the standout open plan kitchen, dining and snug area, creating a superb space for family life and entertaining. This immaculate space is enhanced by bi-fold doors that open onto the rear garden, allowing plenty of natural light throughout. A separate utility room with access to the garden and a convenient downstairs WC complete the ground floor.

Upstairs, the property offers four well proportioned bedrooms. The main bedroom benefits from its own ensuite and a stylish dressing area. The family bathroom is finished to a high standard and features both a separate bath and shower, creating a true executive feel.

Externally, the property offers a private rear garden with access to the garage. To the front there is a single garage and driveway providing parking for two vehicles. This energy efficient home also benefits from solar panels and an EV charging point.

CONTACT

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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  | 92                      | 92        |
| (81-91) B                                   |  |                         |           |
| (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 |           |