



The Cullen off Hospital Lane
Bedworth
CV12 0LA
£449,995

 UP Estates

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Bedworth
CV12 0LA



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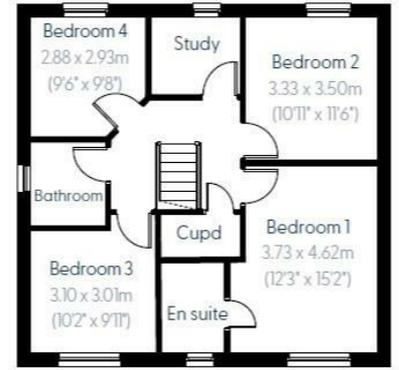
1



A



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.

£449,995

SUMMARY

BRAND NEW FOUR BEDROOM FAMILY HOME | INTEGRAL GARAGE | OPEN PLAN KITCHEN DINER WITH BI-FOLD DOORS | STUDY / HOME OFFICE | SOLAR PANELS & EV CHARGING | DRIVEWAY PARKING

Brought to you by Charles Church – The Cullen is an impressive brand new four bedroom family home designed with both comfort and flexibility in mind. Situated off Hospital Lane in Bedworth, the property benefits from excellent access to the M6 and is perfectly located between Coventry and Nuneaton, with a variety of countryside walks and local amenities nearby.

The property welcomes you with a bright and spacious hallway leading into a calm and well proportioned living room, ideal for relaxing. To the rear of the home is a fantastic open plan kitchen and dining area, thoughtfully designed for modern family living and entertaining. Bi-fold doors open directly onto the rear garden, allowing plenty of natural light to fill the space. A useful utility area sits just off the dining space along with a convenient downstairs WC. The ground floor also benefits from a garage.

Upstairs, the property offers four well proportioned bedrooms along with an additional room perfect for a study or home office, providing excellent flexibility for modern lifestyles. The main bedroom benefits from its own ensuite shower room, while the remaining bedrooms are served by a stylish and fully modern family bathroom.

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

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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	