



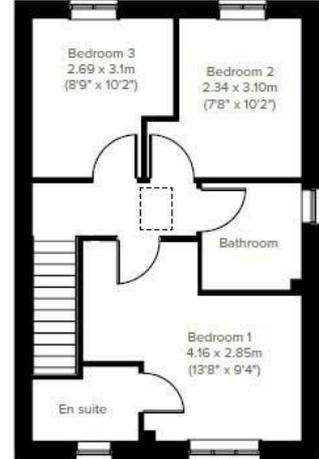
The Galloway off Hospital Lane
Bedworth
CV12 0LA
£299,995

 UP Estates

The Galloway off Hospital Lane
Bedworth
CV12 0LA



GROUND FLOOR



1ST FLOOR

Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation check list.

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. 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 home types, orientation and developments.

£299,995

SUMMARY

BRAND NEW THREE BEDROOM SEMI-DETACHED HOME | ENERGY EFFICIENT NEW BUILD | SOLAR PANELS & EV CHARGING

Brought to you by Persimmon Homes - The Galloway which is set within the Newlands Meadows development is an impressive, brand new, three bedroom semi-detached family home which offers stylish, modern living ideal for growing families.

Upon entering, you are welcomed into an entrance hallway leading through to a living room, providing the perfect space to unwind and relax. To the rear of the property, there is a modern kitchen/dining area and benefits from French doors opening directly onto the rear garden. The ground floor is further enhanced by a convenient WC and a separate utility area, adding practicality and luxury to everyday family life.

To the first floor the property offers three well-proportioned bedrooms along with a modern family bathroom. The principal bedroom enjoys the added luxury of a private en-suite, making it a perfect retreat for busy households.

Externally, the home features a driveway providing off-road parking, while the enclosed rear garden offers a great space for relaxing or hosting friends and family during the warmer months. This fantastic home also benefits from energy-efficient solar panels, an EV charging point, and a 10-year new build warranty—providing peace of mind for years to come.

Early viewing is highly recommended to secure this perfect home.

CONTACT

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