



COOPERS WALK

BUBBENHALL, CV8 3JB

GUIDE PRICE £545,000
FREEHOLD

Located in the sought-after village of Bubbenhall, this attractive four-bedroom detached home offers excellent access to road links and nearby amenities, making it an ideal choice for its next owners.

COOPERS WALK

- 4 Bedrooms • Utility Room • Seperate Living & Dining Room • Study • Garage • Off Road Parking • En Suite To Main • Village Location • Good Road Links Nearby • Close To Amenities



Ground Floor:

-A central entrance hallway welcomes you into the home, providing access to all main living areas.

-The spacious lounge is situated at the front of the home and features a charming bay window, a gas fire with feature fireplace, and double doors that open into the dining room.

-At the heart of the home lies the fully fitted kitchen, featuring a range of wall and base units along with integrated appliances including a fridge/freezer, microwave, oven, and hob. This inviting space opens into the family room, which offers lovely views of the rear garden.

-Situated just off the kitchen is the separate dining room, perfect for both everyday meals and entertaining.

-The family room at the rear of the home offers excellent versatility, making it an ideal children's playroom or additional reception space. It also benefits from French doors that open out to the rear garden.

-Conveniently located near the kitchen, the utility room provides space for freestanding white goods and also leads through to a dedicated home office.

-At the front of the home is the home office, set within a partially converted garage, offering a quiet and practical workspace.

-The downstairs accommodation also includes a convenient W/C.

First Floor:

-The main bedroom is a generously sized double, featuring

built-in wardrobes as well as a separate walk-in wardrobe. This elegant space also enjoys the luxury of an en-suite shower room, complete with a shower cubicle and a heated towel rail.

-All three further bedrooms are spacious double rooms, offering plenty of comfort and versatility.

-The family bathroom, conveniently situated near all bedrooms, features a modern suite with a shower over the bath.

Garden & Exterior:

-Outside, the home boasts a private and enclosed rear garden, mainly laid to lawn, with a generous patio area—an ideal space for alfresco dining and entertaining guests during the summer months.

-Additional benefits include off-road parking for multiple vehicles, a single garage, gas central heating, double glazing throughout, and an EV charging point.

Important Property Information:

Tenure: Freehold

Council Tax band: E

Local Authority: Warwick District Council

EPC: C

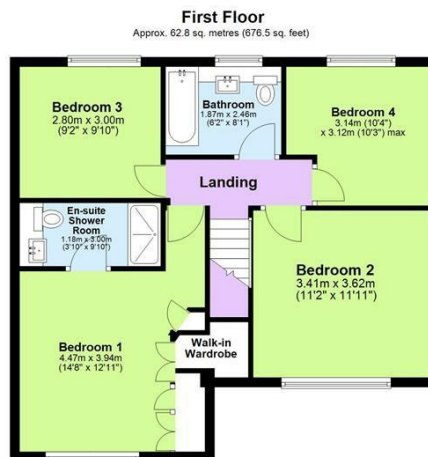
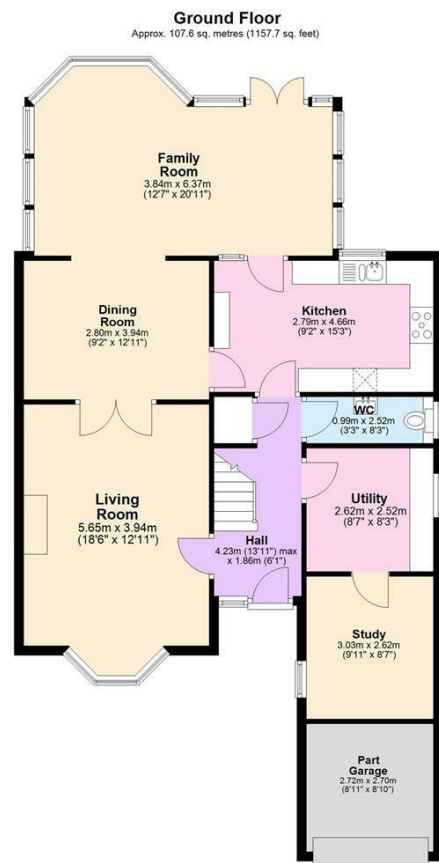
Disclaimer

It is our intention to ensure that the information on these particulars are as accurate as possible. However, please be aware that in some instances the information hasn't been available. Therefore, it is advisable to contact the office prior to viewing the property especially if there is something that requires clarity and we will be happy to confirm with the vendors. It is recommended that all the information provided is verified by an independent conveyancer. Photography is a



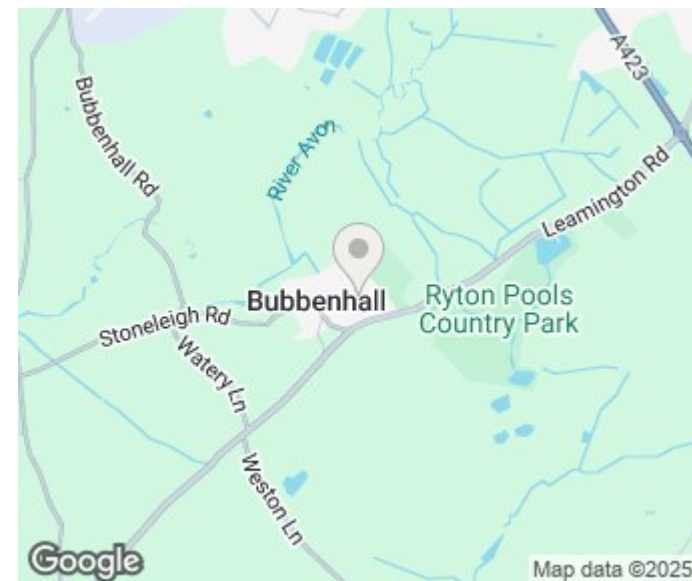
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Total area: approx. 170.4 sq. metres (1834.2 sq. feet)

This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s).
Plan produced using PlanUp.



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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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