



FOR STARTERS



OFFERS IN EXCESS OF
£550,000

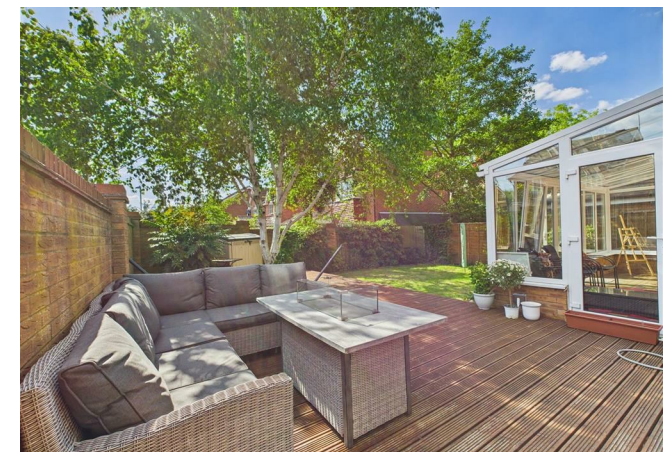
MAIN COURSE

A Superb Four Double Bedroom Detached Family Home in a Prime Warwick Location

Tucked away in a discreet yet highly convenient position, this immaculately presented and thoughtfully remodelled four-bedroom detached family residence offers spacious, modern living in one of Warwick's most desirable settings. Ideally located for easy access to the A46 and motorway networks, the property is also just a short distance from the vibrant array of shopping, dining, and leisure facilities in Warwick town centre.

This stylish and versatile home has been finished to a high standard throughout, offering generous and flexible accommodation across two floors. The ground floor comprises a welcoming entrance hallway with understairs storage, a well-appointed downstairs cloakroom, and a bright and airy living room with a feature bay window and wooden flooring. Double doors lead seamlessly into a stunning kitchen/breakfast room, fitted with high-gloss black cabinetry, wooden work surfaces, and a central island with a five-ring gas hob and stainless-steel canopy extractor. Integrated appliances include an AEG double oven, microwave, dishwasher, and washer/dryer. The space flows beautifully into the conservatory, providing access to the rear garden and a superb area for entertaining or relaxing. Completing the downstairs is a useful utility room which the current vendors have created to the rear of the garage.

A staircase leads to a spacious landing with loft access and doors to four well-proportioned double bedrooms. The master bedroom boasts three built-in wardrobes, a bay window, and a modern en-suite shower room. Bedroom two also benefits from an en-suite and built-in wardrobes, making it ideal for guests or older children. The remaining two bedrooms are both generously sized, with bedroom three also offering built-in storage. A stylish



family bathroom, with tiled flooring and contemporary fittings, serves bedrooms three and four.

To the front, the property features a well-maintained lawned garden, hardstanding driveway for multiple vehicles, and access to the integral garage, which has been divided to create a storage area to the front and a handy utility to the rear. The rear garden is mainly laid to lawn with a raised decking area, perfect for outdoor dining and entertaining, complemented by mature planted borders and enclosed by a mix of timber fencing and brick walls for privacy.

This exceptional home perfectly combines modern style, comfort, and convenience in a sought-after Warwick location, making it an ideal choice for families seeking space and quality within easy reach of amenities and transport links, being just under a one mile walk from Warwick Parkway Train Station.

Early viewing is highly recommended to fully appreciate all this wonderful home has to offer.

KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - F



EPC
Band - D



West Facing Garden



Mains Services
Gas, Electric, Water



Heating System
Gas Central Heating



St Marys Immaculate
Primary School

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Ground Floor

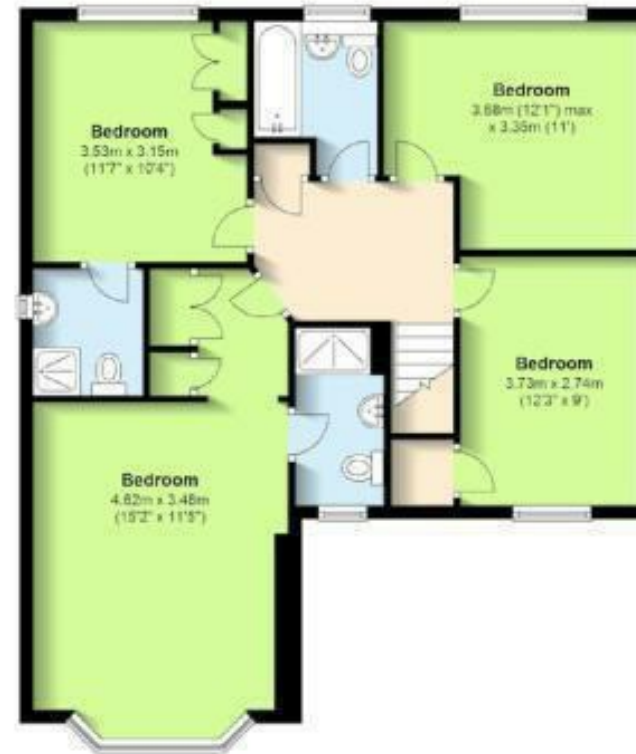
Approx. 101.4 sq. metres (1092.0 sq. feet)



Total area: approx. 174.6 sq. metres (1879.7 sq. feet)

First Floor

Approx. 73.2 sq. metres (787.7 sq. feet)



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