





Property Description

PRESTIGIOUS WESTWOOD HEATH LOCATION

A beautiful four bedroom family home tucked away at the end of a cul-de-sac in the popular Westwood Heath. With little over a mile travel to Tile Hill Station and Warwick University, as well as direct access to the adjacent fields, this is the perfect locations for families, professionals and everyone in between. The property itself is deceptively spacious with a downstairs study, large living room, utility room and fabulous kitchen diner with bifold doors to the rear leading to a fantastic patio area and enclosed landscaped rear garden. Upstairs are four double bedrooms, two of which have en suites, even having a dressing area to the master. This wonderful property must be viewed to be appreciated.

Approach

Front door leads through to:

Entrance Hallway

Karndean flooring, window to the front.

Guest Cloakroom

Fitted with low-level WC, wash hand basin, obscure glazed window to the side.

Study

8' x 8' (2.44m x 2.44m)

Continuation of Karndean flooring, window to the front.

Lounge

22' 3" Into bay x 11' 9" (6.78m Into bay x 3.58m)

Bay window to the front, feature fireplace with electric fire fitted.

Kitchen/ Living / Dining

28' 10" x 18' 4" (8.79m x 5.59m)

Fitted with a range of base and wall mounted units, with quartz work surfaces, stainless steel sink and drainer unit with mixer tap and instant boil tap, appliances to include electric oven and combination microwave, induction hob with cooker hood above, integral dishwasher and fridge freezer, Amtico flooring, window and bifold doors to the rear overlooking and leading to garden.

Utility

18' 1" x 4' 9" (5.51m x 1.45m)

Fitted with base and wall mounted units with quartz work surfaces, window to the rear overlooking garden, Amtico flooring, two Velux skylights and door to the side.

First Floor Landing

Staircase rising from the hallway, airing cupboard providing storage space, loft hatch giving access to part boarded roof space.

Bedroom One

13' 9" x 11' 11" (4.19m x 3.63m)

Window to the front door through to dressing area.

Dressing Area

6' 11" x 4' 2" Plus Wardrobes (2.11m x 1.27m Plus Wardrobes)

Built-in wardrobes providing hanging and shelving space.

Ensuite

Fitted with a white suite comprising low-level WC, wash hand basin, bath with mixer tap, shower cubicle, extractor fan and obscure glazed window to the side.

Bedroom Two

18' 4" x 11' 8" (5.59m x 3.56m)

Fitted wardrobes providing hanging and shelving space, window to the rear overlooking garden, door through to:

Ensuite

Fitted with a white suite comprising low-level WC, wash handbasin fitted into vanity unit, shower, heated towel rail, obscure glazed window to the rear.

Bedroom Three

17' 4" Max x 9' 10" (5.28m Max x 3.00m)

Built-in wardrobes providing hanging and shelving space, window to the rear overlooking garden.

Bedroom Four

13' 2" x 9' 11" (4.01m x 3.02m)

Built in storage cupboard, window to the front.

Family Bathroom

Fitted with a white suite comprising low-level WC, wash hand basin, bath with mixer tap and shower over, extractor fan and obscure glazed window to the side.

Outside

Front Of Property

To the front of the property there is a driveway providing parking for two cars and path leading to front door.

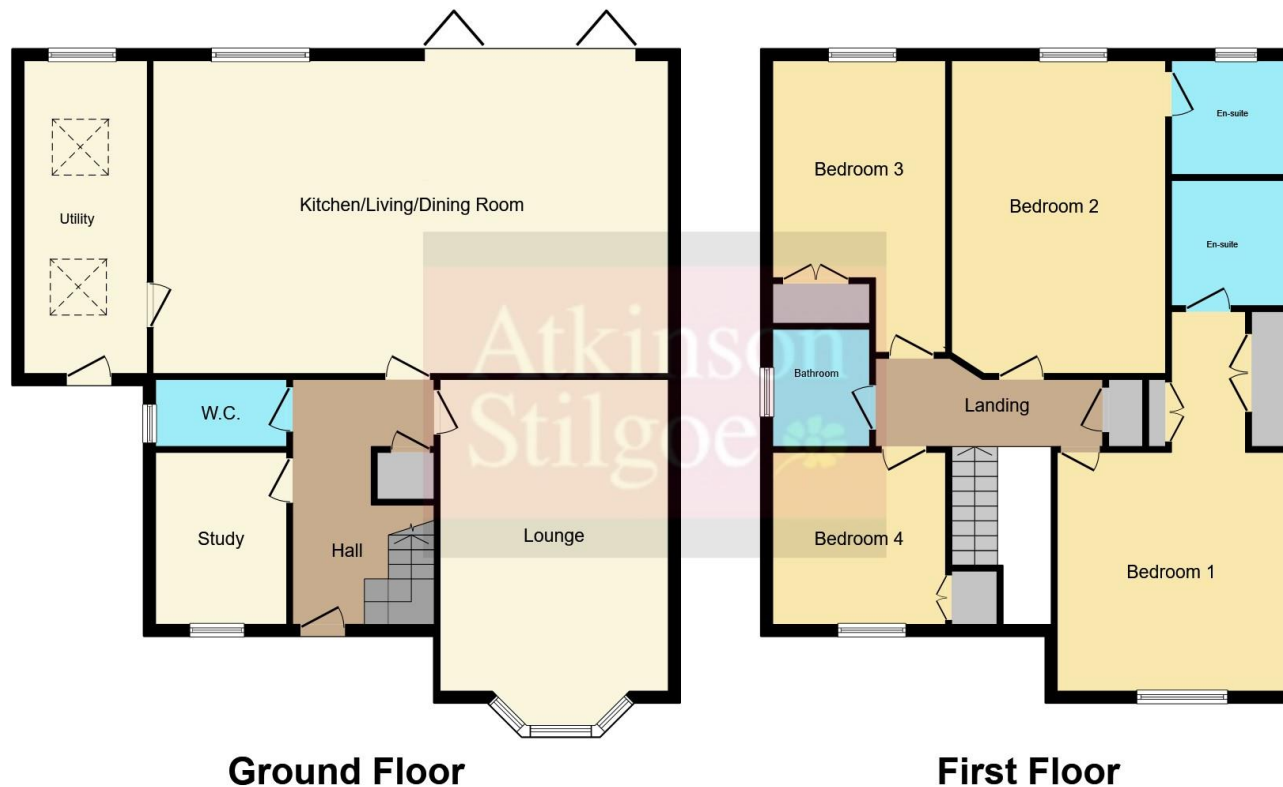
Rear Of Property

Enclosed south west facing garden part paved and part lawn, seating area to the sides.

Double Garage

Double garage with two up and over doors, light and power.





This floor 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, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: Council Tax
 Awaited Band: G

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Tenure: Freehold



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