



Connells

Dorchester Avenue
Hampton Magna WARWICK



Property Description

THREE BEDROOM FAMILY HOME in brief, the property comprises, entrance hall, refitted kitchen, spacious lounge and a dining room, three double bedrooms, a modern family bathroom and an enclosed rear garden. The property further benefits from off road parking.

Hampton Magna is lovely family village situated on the outskirts of the historic Warwick Town. Within walking distance of the property there are playgrounds, cafe's, Budbrooke Medical Centre and other local amenities. The property is also within walking distance to Budbrooke Primary School and is just a short drive to Aylesford High School, both Ofsted rated good.

For the regular commuter the nearby A46 links directly to the M40 motorway at Warwick, as well as linking to the A45 and Eastern Coventry bypass for the M69 and M6. Warwick parkway is also a short 15 minute walk away.

Dorchester Avenue is a less than 10 minute drive or a less than 25 minute walk into the historic Warwick town centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events.

Entrance Porch

8' 2" x 8' 2" (2.49m x 2.49m)

Access via a double glazed panelled door, double glazed window to front elevation, laminate flooring and radiator.

Entrance Hall

Stairs rising to first floor, laminate flooring, doors to rooms.

Shower Room

Shower tray with electric shower, wash hand basin, WC and tiled flooring.

Lounge

19' 1" x 11' 10" (5.82m x 3.61m)

Double glazed sliding doors to rear garden, laminate flooring and two radiators.

Dining Room

15' 7" x 7' 7" (4.75m x 2.31m)

Double glazed window to front elevation, laminate flooring, cupboard housing central heating boiler.

Kitchen

14' x 7' 4" (4.27m x 2.24m)

Fitted with a range of wall and base units with work surface over, stainless steel one bowl sink and drainer, tiling to splashback, integrated dishwasher, double oven with 5 ring gas hob, cooker hood over, vinyl flooring, radiator and double glazed windows to front elevation.

First Floor

Landing

Two storage cupboards, loft access hatch, airing cupboard, carpeted flooring and radiator.

Bedroom One

12' 1" x 9' 11" (3.68m x 3.02m)

Double glazed window to rear elevation, carpeted flooring and radiator.

Bedroom Two

12' 1" x 8' 10" (3.68m x 2.69m)

Double glazed window to rear elevation, carpeted flooring, storage cupboard and radiator.

Bedroom Three

11' 11" x 7' 8" (3.63m x 2.34m)

Double glazed window to front elevation, carpeted flooring.

Bathroom

Double glazed window to front elevation, fully tiled, bath with shower over, integrated WC and wash hand basin, and wall mounted chrome radiator.

Outside

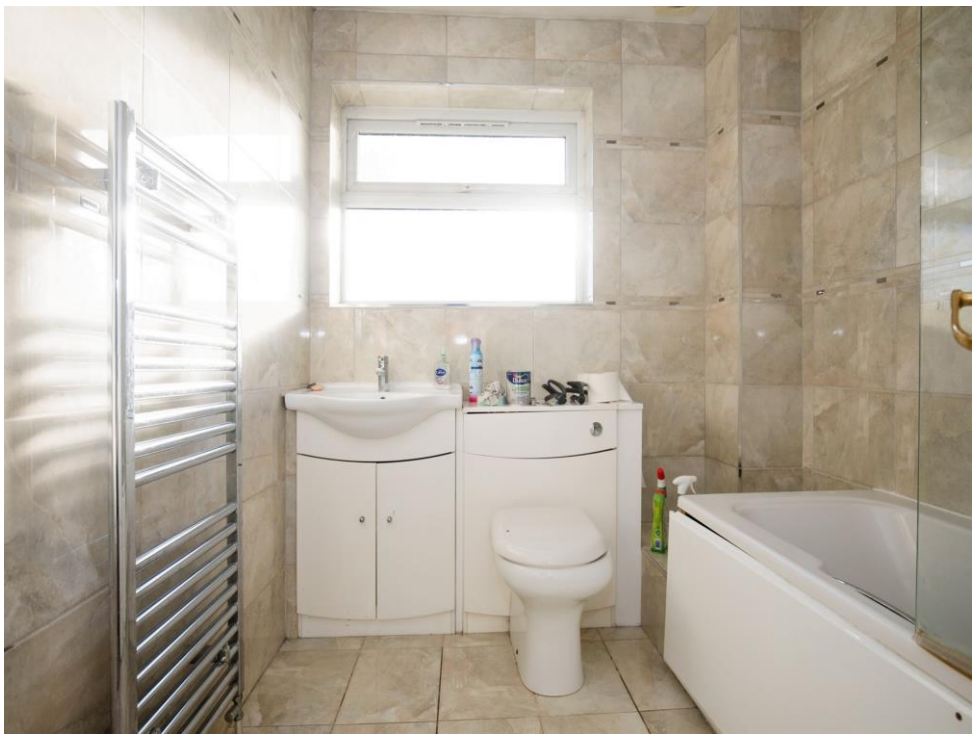
Front

Mature shrubbery to sides, off street parking for several cars and path to front.

Rear

Mainly laid to lawn with a variety of mature shrubs and plants. Panel fenced boundary.

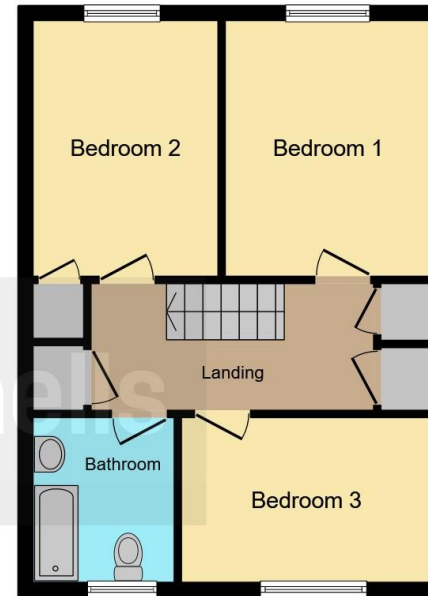








Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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14 High Street
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EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/WAR106061



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