



Connells

Rogers Way
Warwick



Property Description

This beautifully presented three double bedroom property is a great opportunity for anyone looking for their next family home. On the ground floor the property comprises, entrance hall, light and airy lounge, downstairs cloakroom/utility and a refitted modern kitchen with integrated appliances. On the first floor there are three double bedrooms with the primary bedroom benefiting from a modern ensuite and a refitted family bathroom.

Rogers Way is ideally located for easy access to local shops and amenities, Warwick racecourse, golf course and parks for nice walks nearby. The location is also ideal for good schooling, Aylesford School and Newburgh Primary School are both a short 15 minute walk away.

The property is a short 5 minute drive or less than a 30 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.

The property is a 7 minute drive to St Michael's Hospital and a short 9 minute drive to Warwick hospital, perfect for health care professionals looking for a short commute. The location is perfect for national commuters as is only a short drive to the A46, M40 and Warwick Parkway park and ride train line for frequent visitors to London.

Entrance Hall

Oak flooring.

Cloakroom

Wash hand basin and WC.

Lounge

18' 3" x 10' 8" (5.56m x 3.25m)

Double glazed window to front, oak flooring, fireplace and door to rear.

Kitchen / Diner

20' 6" x 8' 10" (6.25m x 2.69m)

Double glazed window to front and rear, oak flooring and door to rear.

Utility Room

6' 1" x 5' 10" (1.85m x 1.78m)

Double glazed window to rear, wash hand basin, WC, space for washing machine, Worcester boiler laminate flooring.

First Floor

Landing

Store cupboards.

Bedroom One

10' 11" x 10' 3" (3.33m x 3.12m)

Double glazed window to front, laminate flooring and wardrobes.

Ensuite

Shower, WC, wash hand basin.

Bedroom Two

11' x 8' 11" (3.35m x 2.72m)

Double glazed window to front, wardrobe and laminate flooring.

Bedroom Three

9' 9" x 8' 9" (2.97m x 2.67m)

Double glazed window to rear, wardrobe and laminate flooring.

Bathroom

Shower over bath, WC, wash hand basin with built in storage, spotlights.

Outside

Front

Mainly laid to lawn with mature trees, driveway for parking for several cars, path to front.

Rear

Mainly laid to lawn with mature shrubs and plants, large patio space for outside entertaining and fenced boundary.

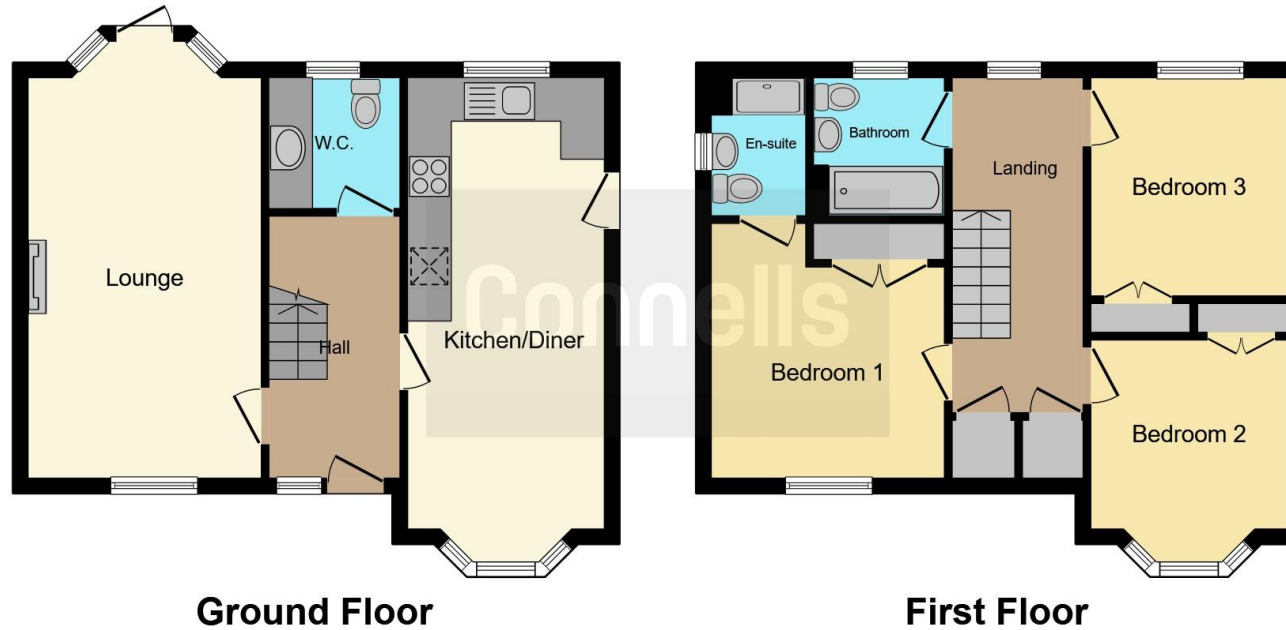
Garage

Single detached garage.









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

T 01926 403308

E warwick@connells.co.uk

14 High Street
WARWICK CV34 4AP

EPC Rating: C

view this property online connells.co.uk/Property/WAR104514

Tenure: Freehold



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