



**Connells**

Campriano Drive  
WARWICK



## Property Description

**\*\*\*THREE BEDROOM FAMILY HOME\*\*\*** comprising on the ground floor, entrance hall, cloakroom, spacious lounge and separate kitchen with new integrated cooker. on the first floor there are three good sized bedrooms with the primary bedroom benefiting from a brand new ensuite. The property further benefits from solar panels and off road parking with an electric vehicle charging point.

Campriano Drive is well located for accessing local shops and amenities, it is only a short walk to the Tesco superstore, pubs, restaurants and more! The location is also perfect for schooling, Emscote Infant School is Ofsted rated outstanding and is only a short walk away as well as Myton School Ofsted rated good.

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.

The property is within a short 5 minute drive or a 20 minute walk of 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. The property is also ideal for easy access into Leamington Spa and all of its shops and amenities.

## Entrance Hall

Hive heater control.

## Cloakroom

Double glazed window to side, hand wash basin, WC.

## Kitchen

11' 11" x 8' 6" ( 3.63m x 2.59m )

Fitted with a range of wall and base units with work surface over, electric oven, gas hob with cooker hood over, new sink and tap, space for a free standing fridge freezer, tiled flooring and double glazed window to front.

## Lounge / Dining

15' 4" x 12' 11" ( 4.67m x 3.94m )

Double glazed patio doors to rear, carpeted flooring.

## First Floor

### Landing

Loft hatch with loft built in ladder, boarded and insulated.

### Bedroom One

13' 8" x 12' 1" ( 4.17m x 3.68m )

Double glazed window to front and carpeted flooring.

### Ensuite

Shower, wash hand basin, WC.

Boiler in airing cupboard. Combi 6 years old, maintained every year. New floor.

### Bedroom Two

15' 1" x 8' 1" ( 4.60m x 2.46m )

Double glazed window to front and rear, carpeted flooring.

### Bedroom Three

11' 4" x 8' ( 3.45m x 2.44m )

Double glazed window to rear, carpeted flooring.

### Shower Room

Shower, wash hand basin, WC, new towel radiator and new flooring.

## Outside

### Front

Decorative gravel to front with railing boundary, mature trees and shrubs and path to front.

### Parking

Off road parking with an electric vehicle charging point.

### Rear

Paved patio garden for outside dining, borders of mature shrubs and plants.

### Vendors Notes

New carpets have been placed in the living room, landing, stairs, master bedroom and another bedroom.

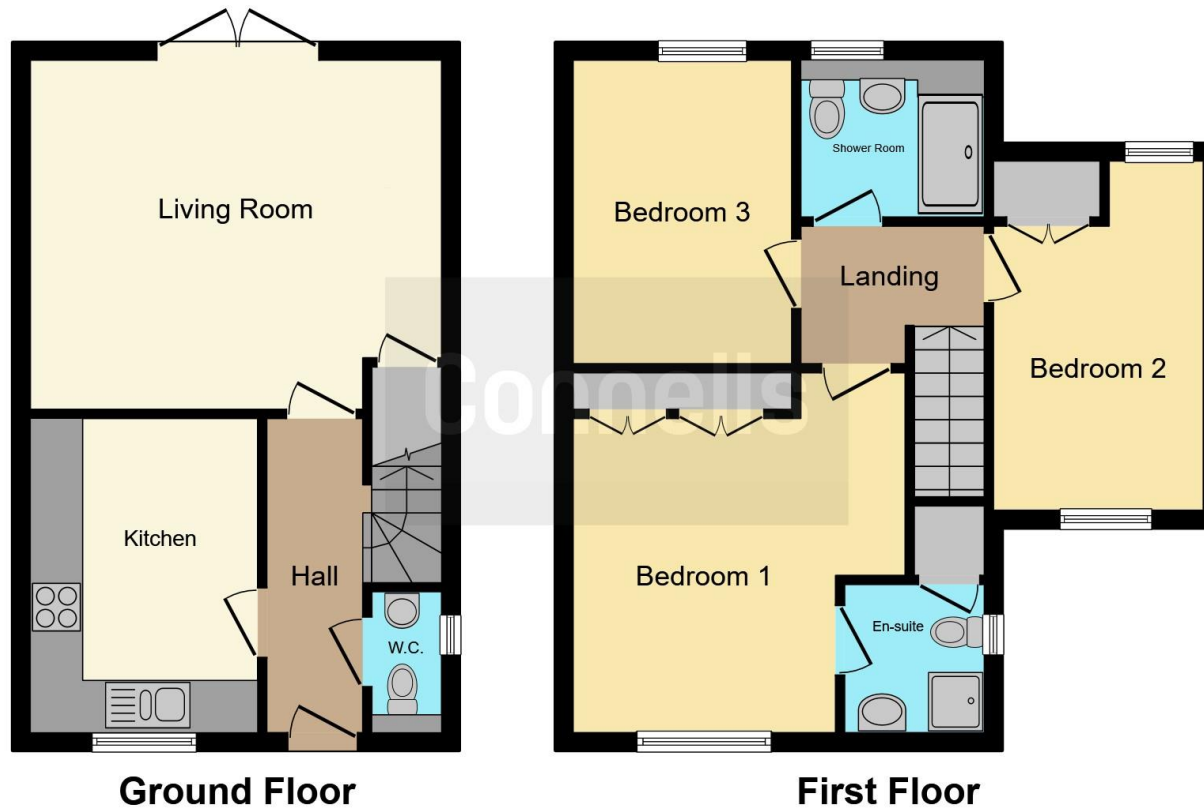
The update of ensuite is also renovated with all new sets. Family bathroom floor and towel radiator is new.

Kitchen sink and hob with new as mentioned.









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To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/WAR106430](http://connells.co.uk/Property/WAR106430)**

Tenure: Freehold



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