



**Connells**

Bubb Road  
Hampton Magna Warwick





## Property Description

An immaculately presented four bedroom family home situated in the desirable location of Hampton Magna. This beautiful home comes with over 7 years NHBC warranty and benefits from a private walled garden. The property comprises, welcoming entrance hall, downstairs WC, spacious lounge with lots of light, a stunning kitchen diner with integrated appliances and a utility room. On the first floor there are four light and airy double bedrooms with the primary bedroom benefiting from an ensuite and there is also a modern family bathroom. The property further benefits from off road parking for multiple cars as well as a garage that has been converted into a gym with power and light.

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.

The location is perfect for national commuters as is only a short drive to the A46 and M40 as is less than a 20 minute walk away from Warwick Parkway park.

Bubb Road is a less than 10 minute drive 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.

## Entrance Hall

Laminate flooring and doors leading to all ground floor rooms.

## Cloakroom

Low level flush WC and basin.

## Lounge

21' 4" x 11' 2" ( 6.50m x 3.40m )

Carpet flooring and windows to front and side.

## Kitchen Diner

21' 4" x 15' 1" max ( 6.50m x 4.60m max )

A modern kitchen fitted with a range of wall and base units, a single oven, gas hob, cooker hood, dishwasher and fridge freezer. There are windows to the side and rear as well as French doors leading out into the private garden.

## Utility Room

6' 7" x 6' 1" ( 2.01m x 1.85m )

Door to side, boiler and space for a washing machine.

## Landing

Carpet flooring and airing cupboard.

## Bedroom One

11' 10" x 11' 6" ( 3.61m x 3.51m )

Carpet flooring, window to front and door leading to ensuite.

## Ensuite

Low level flush WC, basin, shower and frosted window to front.

## Bedroom Two

11' 6" x 10' 8" ( 3.51m x 3.25m )

Carpet flooring and windows to front and side.

## Bedroom Three

11' 6" x 10' 4" ( 3.51m x 3.15m )

Carpet flooring and window to rear.

## Bedroom Four

9' 8" x 8' 6" ( 2.95m x 2.59m )

Carpet flooring and window to rear.

## Family Bathroom

Shower over bath, low level flush WC, basin and frosted window to front.

## Rear Garden

Private walled garden mainly laid to lawn with patio area. There is also side access.

## Parking

Off road parking for multiple vehicles and a detached garage with power and light.

## Garage / Gym

A detached garage with power and light which has been converted into a gym. The walls have been plastered and painted and spotlights have been added.















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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**EPC Rating: B**

**view this property online [connells.co.uk/Property/WAR106651](http://connells.co.uk/Property/WAR106651)**

Tenure: Freehold



Awaiting Photograph

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