



**Connells**

Sykes Road  
Hampton Magna Warwick



## Property Description

This immaculately presented three bedroom family home is situated in the desirable location of Hampton Magna. This Miller Homes property comes with almost 9 years NHBC warranty and benefits from a private rear garden. The property comprises, entrance hall, downstairs WC, spacious lounge with French doors, a modern kitchen/dining/family room with integrated appliances and French doors. On the first floor there are three light and airy double bedrooms with the primary bedroom benefiting from a spacious ensuite and there is also a modern family bathroom. The property further benefits from a front garden, off road parking for multiple cars as well as a garage 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.

Sykes 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

Double glazed window to front, store cupboard and carpeted flooring.

## Cloakroom

Double glazed window to front, WC, wash hand basin and vinyl flooring.

## Lounge

14' 1" x 10' 3" ( 4.29m x 3.12m )

Double glazed French doors to rear, carpeted flooring.

## Kitchen / Dining / Family Room

23' 6" x 10' 6" ( 7.16m x 3.20m )

Fitted with a range of wall and base units with work surface over, integrated oven, gas hob with extractor fan, fridge freezer and a dishwasher. There is also space and plumbing for a washing machine. The kitchen has a double glazed window to front and the family area benefits from double glazed French doors to rear. There is LVT flooring throughout.

## Landing

Loft hatch, store cupboard and carpeted flooring.

## Bedroom One

12' 3" x 11' 3" ( 3.73m x 3.43m )

Double glazed window to rear with nice views and carpeted flooring.

## Ensuite

Double shower, WC, wash hand basin, vinyl flooring and double glazed window to rear.

## Bedroom Two

11' 3" x 11' ( 3.43m x 3.35m )

Double glazed window to front, carpeted flooring.

## Bedroom Three

11' 9" x 10' ( 3.58m x 3.05m )

Double glazed window to front, store cupboard and carpeted flooring.

## Bathroom

Bath, WC, wash hand basin, vinyl flooring and double-glazed window to side.

## Rear Garden

A private rear garden mainly laid to lawn with a patio area and views of the school fields. There is also side access.

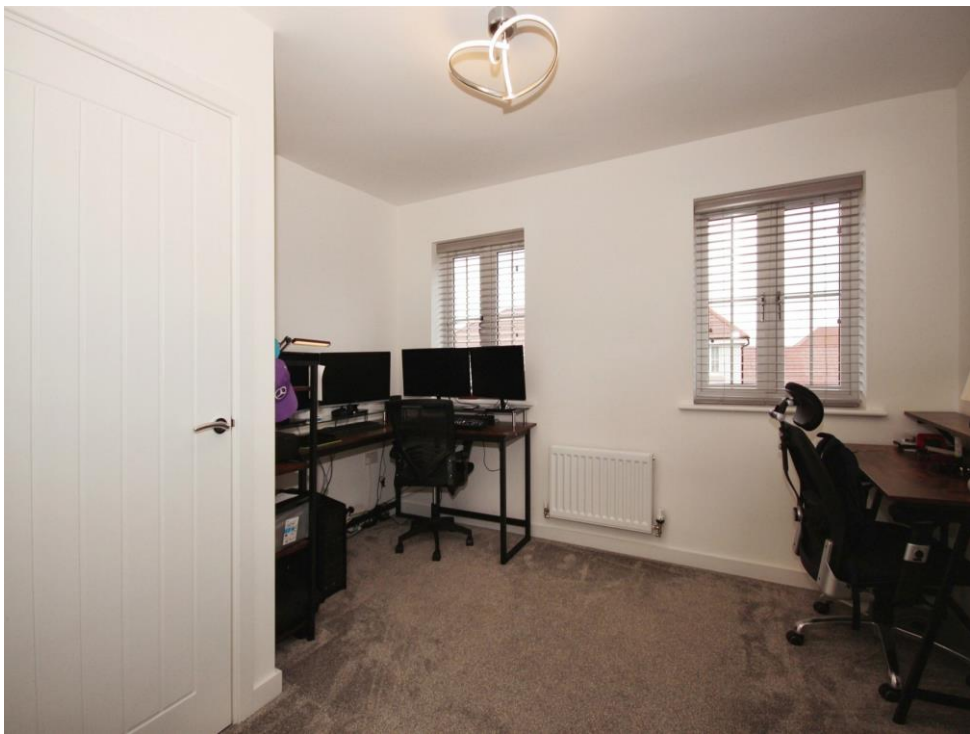
## Garage

Up and over door with power and lights and its own consumer unit.

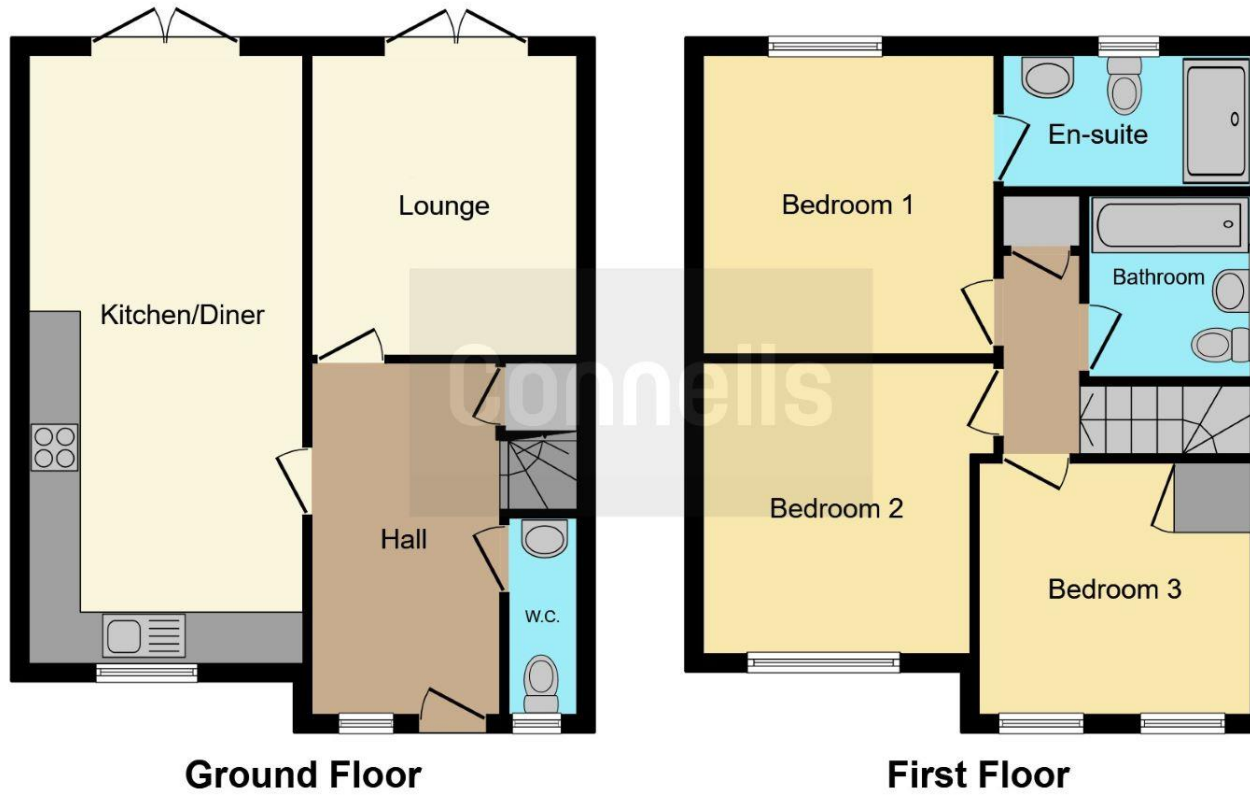
## Vendors Notes

There is fibre Internet to the house.









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](http://www.focalagent.com)

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**EPC Rating: B**

Tenure: Freehold

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