



**Connells**

Hayle Avenue  
Warwick



## Property Description

A charming family home situated on the desirable location of Woodloes, Warwick. This spacious family home offers an excellent amount of living space throughout and further benefits from a private rear garden as well as ample parking for multiple vehicles.

The entrance hall leads into the light and airy lounge with a bay window and a fireplace as well as the kitchen with sliding doors leading into the private rear garden. The property further benefits from a garage with power and light, which can be accessed from the kitchen. There is also a lovely conservatory with French doors leading into the garden.

On the first floor there are three bedrooms with plenty of light throughout and a family bathroom. Bedroom three benefits from a built in bed with storage.

Hayle Avenue is situated in the historic town of Warwick, famous for its magnificent castle and historic charm. 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 location is perfect for national commuters as is only a short drive to the M40 and Warwick Parkway park and ride train line for frequent visitors to London.

## Lounge

23' 3" x 10' 9" ( 7.09m x 3.28m )

Double glazed bay window to front, fireplace and laminate flooring.

## Kitchen

15' 7" x 10' 2" ( 4.75m x 3.10m )

Fitted with a range of wall and base units with work surface over, dishwasher, fridge freezer, oven, gas hob with extractor fan over, pantry, tiled flooring, Worcester boiler and double glazed window to rear and sliding door to rear.

## Conservatory

10' 9" x 8' 3" ( 3.28m x 2.51m )

Double glazed French doors to side, laminate flooring.

## Landing

Loft hatch, carpeted flooring, airing cupboard, and double glazed window to side.

## Bedroom One

12' 7" x 9' 4" ( 3.84m x 2.84m )

Double glazed window to front, free standing wardrobes and carpeted flooring.

## Bedroom Two

9' 8" x 9' 4" ( 2.95m x 2.84m )

Double glazed window to rear, laminate flooring.

## Bedroom Three

8' 2" x 7' 7" ( 2.49m x 2.31m )

Double glazed window to front, built bed with storage, carpeted flooring.

## Bathroom

Shower over bath, WC, wash hand basin, chrome towel rail, tiled walls and double glazed window to rear.

## Loft Space

Ladder, light, part boarded and water tank.

## Rear Garden

Private and enclosed mainly laid to lawn garden, patio.

## Parking

Driveway for multiple cars.

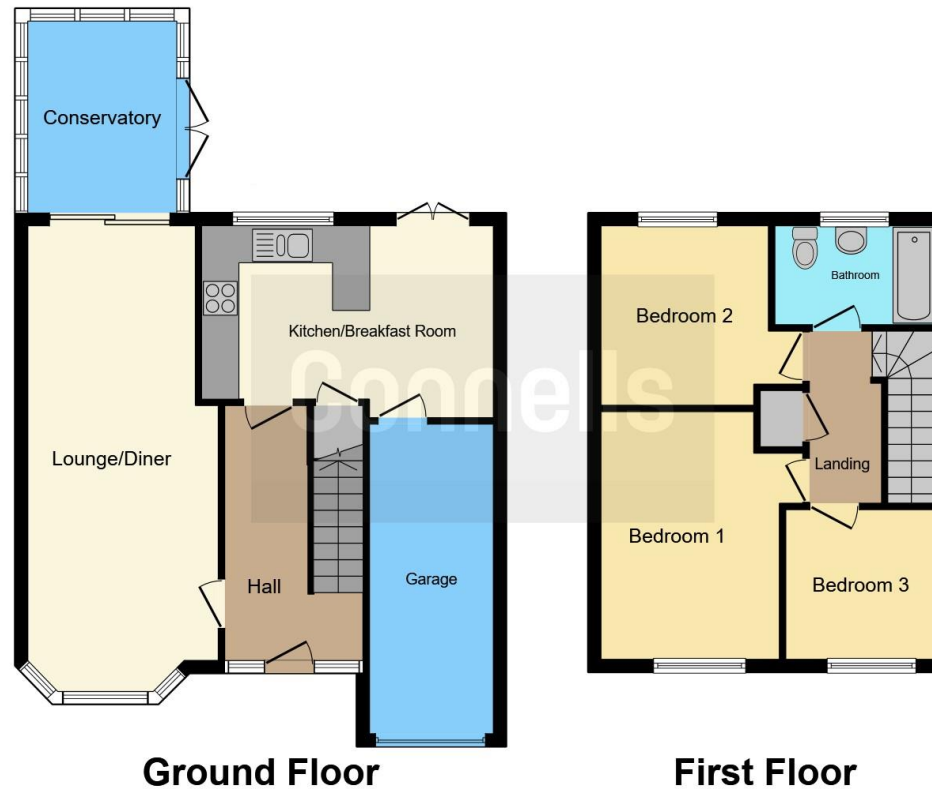
## Garage

Up and over door with power and light. Tap.









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**EPC Rating: D**

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Tenure: Freehold



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