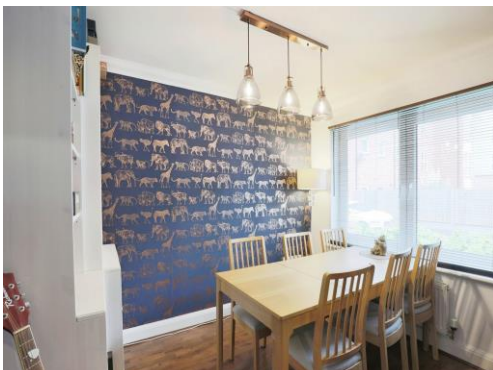




Connells

Kempton Drive
Warwick



Property Description

A fantastic opportunity to purchase a spacious family home with options for versatile living. On the ground floor there is a welcoming entrance hall leading into the dining room/fourth bedroom, cloakroom and modern kitchen diner with integrated appliances. On the first floor there is a well-presented lounge with a balcony, a good size double bedroom and a family bathroom. On the top floor there are two double bedrooms, both with ensembles. The property further benefits from off road parking, a garage with power and light and a lovely West facing rear garden.

Kempton 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 good schooling, there are several good schools within a short walking distance including Emscote Infant School, Myton School and more! The property is also well located for national commuters as it is only a short drive to the A46, M40 and Warwick Parkway.

The property is within a short 5 minute drive or 25 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. The property is also ideal for easy access into Leamington Spa and all its shops and amenities.

Cloakroom

Wash hand basin, WC, part tiled walls and vinyl flooring.

Dining Room / Bedroom 4

9' 11" x 8' 2" (3.02m x 2.49m)

Double glazed window to front and laminate flooring.

Kitchen

12' 4" x 14' 7" (3.76m x 4.45m)

A modern kitchen fitted with a range of wall and base units with work surface over. There is integrated; fridge freezer, oven, gas hob and extractor fan, washing machine and dishwasher. The kitchen comes with spotlights, tiled flooring, double glazed window to the rear and door to the rear.

First Floor Landing

Carpeted flooring.

Bathroom

Shower over bath, WC, wash hand basin, vinyl flooring, spotlights.

Lounge

14' 8" x 10' 2" 13'04" into bay (4.47m x 3.10m 13'04" into bay)

Situated on the first floor with double glazed windows to front, large bay window with space for a chair, carpeted flooring and a balcony with space for table and chairs.

Bedroom Three

14' 8" x 9' 9" (4.47m x 2.97m)

Situated on the first floor with two double glazed window to rear and carpeted flooring.

Entrance Hall

Storage unit, laminate flooring and spotlights.

Second Floor Landing

Carpeted flooring and airing cupboard housing Worcester boiler.

Bedroom One

14' 7" x 9' 5" (4.45m x 2.87m)

Situated on the top floor with two double glazed windows to rear and carpeted flooring.

Ensuite

Wash hand basin, WC, shower, tiled flooring and spotlights.

Bedroom Two

14' 8" x 9' 6" (4.47m x 2.90m)

Situated on the top floor with double glazed window to front, carpeted flooring.

Ensuite

Shower, WC, wash hand basin, tiled walls and flooring, spotlights.

Loft Space

Part boarded, light.

Rear Garden

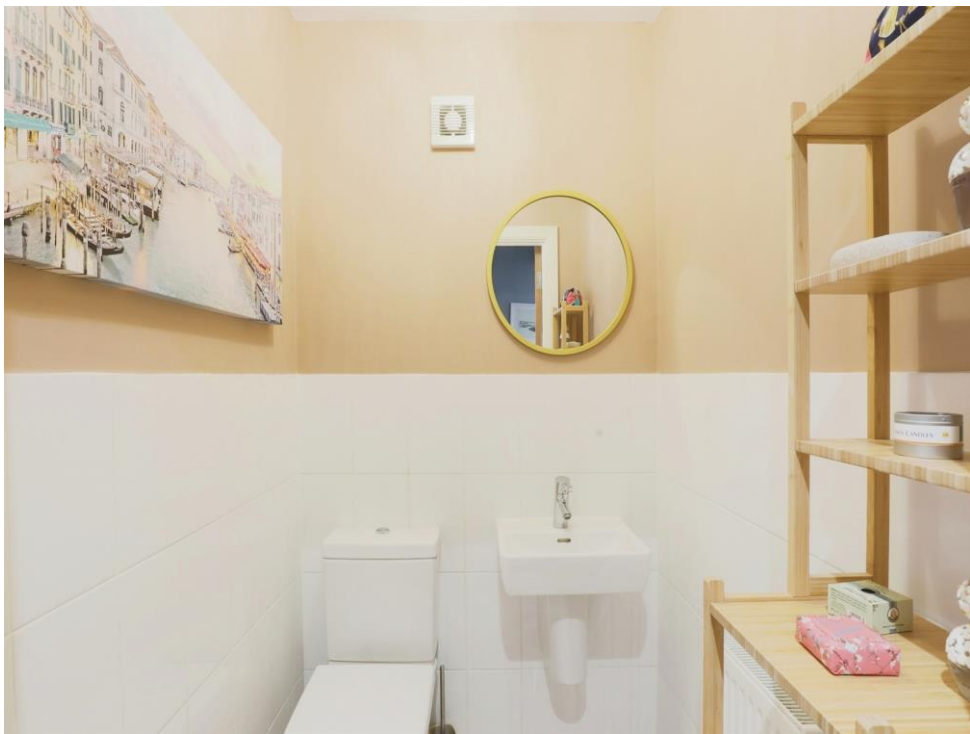
West facing garden mainly laid to lawn garden.

Garage

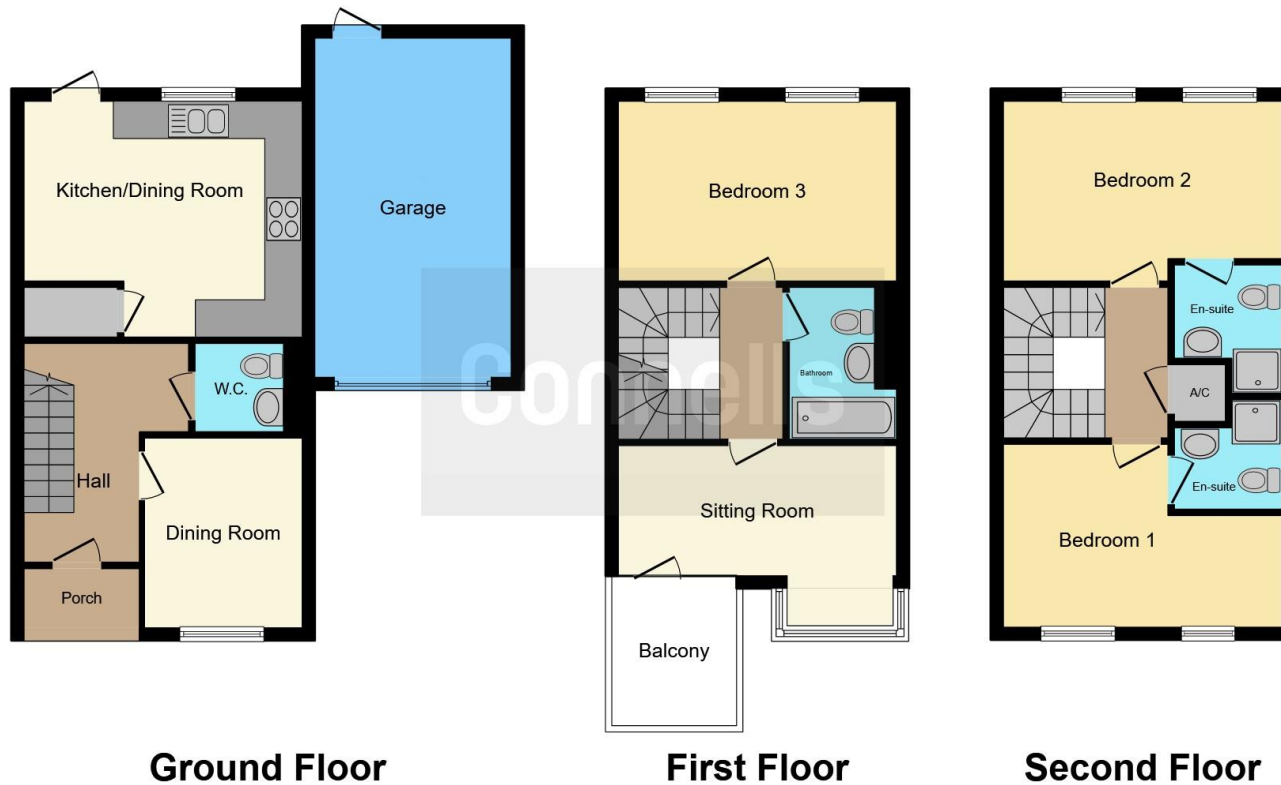
18' 2" x 10' 2" (5.54m x 3.10m)

Up and over doors with power and light.









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

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

Tenure: Freehold

view this property online connells.co.uk/Property/WAR106812



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WAR106812 - 0003