



Connells

Phillips Way West
Hampton Magna Warwick



Property Description

An immaculate two bedroom bungalow situated in the desirable location of Hampton Magna. This beautiful home comes with over 8 years NHBC warranty and further benefits from a private rear garden and off road parking for two vehicles. The property comprises, welcoming entrance hall, spacious lounge with lots of light and French doors to the rear and a kitchen diner with integrated appliances. There are two light and airy double bedrooms with the primary bedroom benefiting from an ensuite with a walk in shower. Additionally, there is also a modern family bathroom.

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.

Phillips Way West 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

Two storage cupboards.

Lounge

17' 3" to door x 10' 7" (5.26m to door x 3.23m)

Double glazed French doors to rear and carpeted flooring.

Kitchen

13' 8" x 11' 6" (4.17m x 3.51m)

Fitted with a range of wall and base units with worktops over, laminate flooring and spotlights. There are double glazed windows to the front and side. The modern kitchen has an integrated oven, hob, extractor fan, washing machine, fridge freezer and dishwasher.

Bedroom One

11' 11" x 11' 3" (3.63m x 3.43m)

Double glazed window to rear and carpeted flooring.

Ensuite

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

Bedroom Two

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

Double glazed window to front and carpeted flooring.

Bathroom

Shower over bath, WC, wash hand basin, spotlights and frosted double glazed window to side.

Rear Garden

Mainly laid to lawn with bedding areas, patio and a shed.

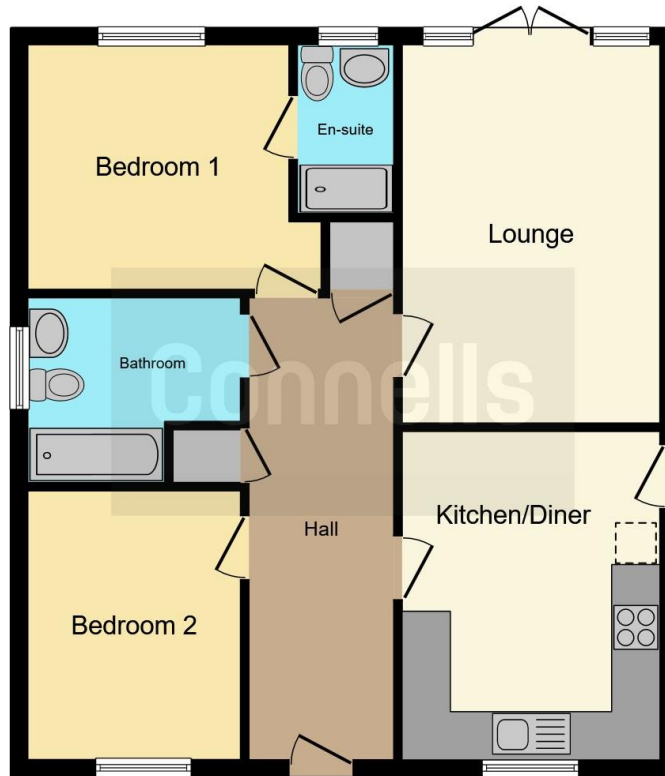
Parking

Two parking spaces to front.









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

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EPC Rating: B

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Tenure: Freehold



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