



Connells

Greville Road
Warwick



Property Description

This beautifully presented three/four double bedroom property is a great opportunity for anyone looking for their next family home. On the ground floor the property in brief comprises, entrance hall, downstairs cloakroom, spacious lounge / fourth bedroom, utility cupboard, and an open plan kitchen / dining / family room. This open plan spaces features a pitched roof with a light and airy family area and a refitted modern kitchen with integrated appliances. On the first floor there are three double bedrooms with the primary bedroom benefiting from a high spec ensuite and a refitted family bathroom. The property further benefits from a driveway to the front and a garage with an attached workshop to the rear. There is a lovely rear garden with a decking area and spacious patio area, perfect for entertaining.

The location is perfect for national commuters as it is only a short drive to the M40 and Warwick Parkway park and ride train line for frequent visitors to London. The location will suit employees of Jaguar Land Rover as it is conveniently located for all four sites.

Greville Road is a short 7 minute drive or less than a 30 minute walk 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. Royal Leamington Spa is also within walking distance of the property and offers a wide range of shop and amenities.

Entrance Porch

Door to hallway.

Entrance Hall

Karndean flooring and spotlights.

Cloakroom

Double glazed window to front, chrome towel rail, WC wash hand basin with storage.

Inner Hallway

Karndean flooring and understairs store.

Lounge / Bedroom Four

14' 11" x 10' 4" (4.55m x 3.15m)

Gas fireplace, Karndean flooring and spotlights.

Utility Room

6' 3" x 4' (1.91m x 1.22m)

Base unit, double glazed window to side and space for washing machine. There is also a space for a tumble dryer.

Kitchen Diner Leading Into:

20' x 10' 2" (6.10m x 3.10m)

Fitted with a range of wall and base units with quartz work top over, Neff; dishwasher, oven, integrated full height fridge and full height freezer, induction hob and gas hob, underfloor heating, Karndean flooring, skylight, spotlights, pitch roof, bifold door to rear and double glazed window to rear.

Family Room

13' 2" x 13' 11" (4.01m x 4.24m)

Double glazed window to front, wooden floorings and spotlights.

Landing

Double glazed window to side, spotlights, carpeted flooring, airing cupboard housing Worcester boiler (4 years old).

Bedroom One

14' x 10' 7" (4.27m x 3.23m)

Double glazed window to front, spotlights and carpeted flooring.

Study / Dressing Room

6' 6" x 6' 1" (1.98m x 1.85m)

Ensuite

Double glazed window to front, mirrored cupboard with power socket and lights, spotlights, tiled flooring with underfloor heating, WC, shower, wash hand basin and heated chrome towel rail.

Bedroom Two

12' 2" x 10' 7" (3.71m x 3.23m)

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

Bedroom Three

9' 11" x 8' 5" (3.02m x 2.57m)

Double glazed window to side and laminate flooring.

Bathroom

Shower, bath, WC, wash hand basin with storage, spotlights and double glazed window rear.

Loft Space

Boarded, light and ladder.

Rear Garden

The garden has a large patio area with a brick barbecue, perfect for entertaining. The low maintenance garden further benefits from artificial lawn with a decking area, mature shrubs and plants, outdoor storage and access to the garage and workshop. There is also side and rear access.

Garage

17' x 10' (5.18m x 3.05m)

Electric door with power and light. There is also access through to the workshop. Opportunity to convert into an office or annex.

Workshop

10' 10" x 8' 9" (3.30m x 2.67m)

Separate room for workshop. Opportunity to convert into an office or annex.

Parking

Driveway to the front to comfortably fit two large cars and garage to the rear.









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: C

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Tenure: Freehold



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