



**Connells**

Morecroft Drive  
WARWICK





### Property Description

This desirable home in brief comprises, entrance hall, spacious lounge with dining area, good size separate kitchen with an integrated oven and hob, modern family bathroom, primary bedroom with ensuite and a second double bedroom. Additionally, there is an allocated parking space and a garage.

Morecroft Drive is ideally located for easy access to local shops and amenities, Warwick racecourse, golf course and parks for nice walks nearby. The location is also ideal for good schooling, Aylesford School and Newburgh Primary School are both a short 15 minute walk away.

The property is a short 5 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.

The property is a 7 minute drive to St Michael's Hospital and a short 9 minute drive to Warwick hospital, perfect for health care professionals looking for a short commute. The location is perfect for national commuters as is only a short drive to the A46, M40 and Warwick Parkway park and ride train line for frequent visitors to London.

### Entrance Hall

Telecom, carpeted flooring, window with views.

### Lounge

20' 8" x 13' 6" ( 6.30m x 4.11m )

Dual aspect windows and carpeted flooring.

### Kitchen

12' 11" x 5' 10" ( 3.94m x 1.78m )

Fitted with a range of wall and base units with work surface over, built in oven, gas hob with extractor fan, space for fridge freezer, space and plumbing for washing machine and dishwasher, vinyl flooring and window.

## Bedroom One

10' 10" x 10' 5" ( 3.30m x 3.17m )

Irregular shaped room, wardrobes, carpeted flooring and window.

## Ensuite

Shower, wash hand basin, WC and vinyl flooring.

## Bedroom Two

10' 2" x 7' 5" ( 3.10m x 2.26m )

Window, wardrobes and carpeted flooring.

## Bathroom

Bath, wash hand basin, WC, part tiled, vinyl flooring and extractor fan.

## Outside

## Parking

Gated space in front of garage.

## Garage

18' 10" x 8' 6" ( 5.74m x 2.59m )

Up and over door, boarded roof for storage.

## Vendors Notes

Storage cupboard housing meters in the communal hallway. Property re-carpeted 2 years ago.

Lease was extended in May 2024.













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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14 High Street  
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**EPC Rating: C**

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Jan 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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