



Connells

Goggbridge Lane  
Warwick



## Property Description

This beautifully presented four bedroom property is a great opportunity for anyone looking for their next family home. On the ground floor the property comprises, entrance hall, light and airy lounge, downstairs cloakroom and a modern kitchen with integrated appliances. On the first floor there are three double bedrooms with the primary bedroom benefiting from a modern ensuite and built in wardrobes. There is a fourth bedroom and a refitted family bathroom. The property further benefits from a rear garden, off road parking and an integral garage with power and light.

Goggbridge Lane 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

Double glazed window to side and carpeted flooring.

## Cloakroom

Double glazed window to rear, WC, wash hand basin and vinyl flooring.

## Lounge

17' 2" to bay window x 10' 9" ( 5.23m to bay window x 3.28m )

Double glazed bay window to front, carpeted flooring.

## Kitchen

14' 1" x 11' 9" ( 4.29m x 3.58m )

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

## Landing

Loft catch and carpeted flooring.

## Bedroom One

12' 7" door recess x 10' 9" ( 3.84m door recess x 3.28m )

Double glazed windows to front with lovely views. Two wardrobes, two store cupboards, boiler and carpeted flooring.

## Ensuite

Double glazed window to front, shower, WC, wash hand basin and tiled flooring.

## Bedroom Two

10' 9" x 8' 8" ( 3.28m x 2.64m )

Double glazed window to front, wardrobes and carpeted flooring.

## Bedroom Three

12' 1" x 7' 2" ( 3.68m x 2.18m )

Double glazed window to rear and carpeted flooring.

## Bedroom Four

8' 8" x 7' 5" ( 2.64m x 2.26m )

Double glazed window to rear, carpeted flooring.

## Bathroom

Shower over bath, WC, wash hand basin, tiled flooring, part tiled walls and double glazed window to rear.

## Rear Garden

Enclosed garden with patio and lawn.

## Parking

Private driveway with access to the garage.

## Garage

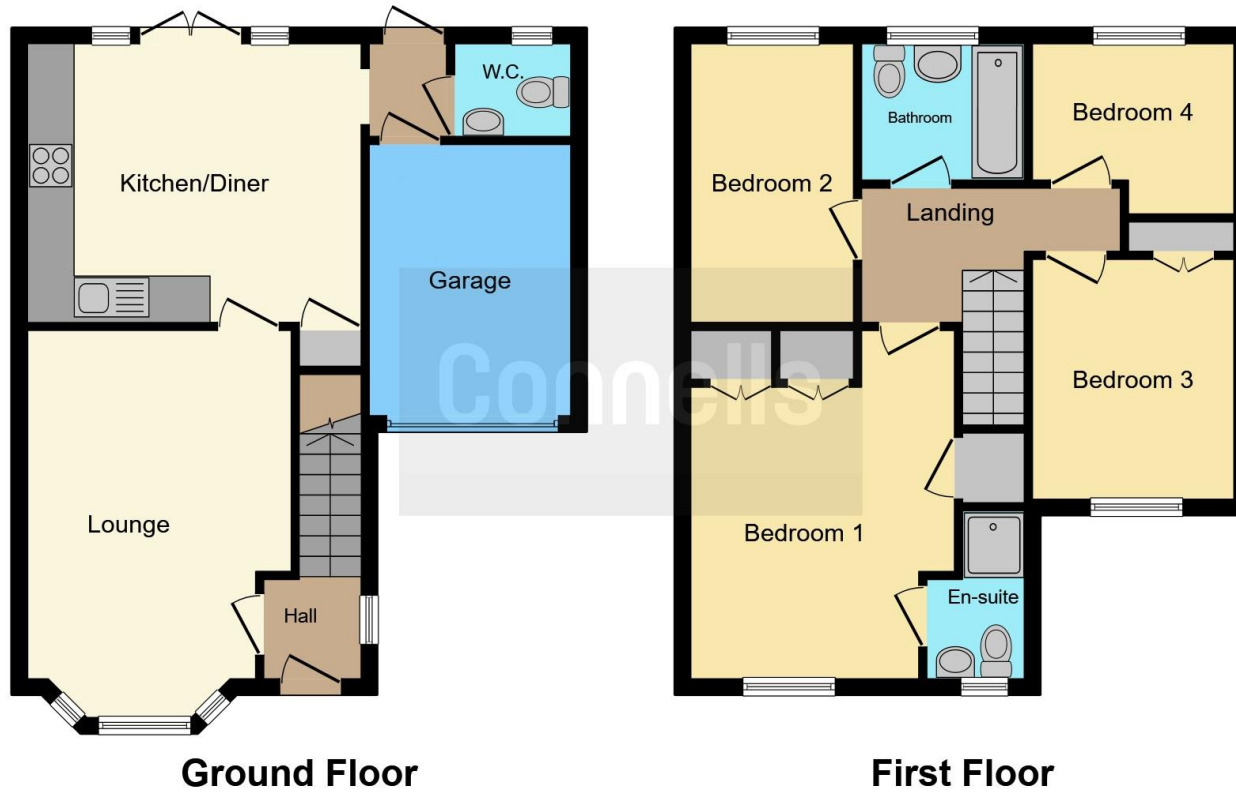
17' x 8' 8" ( 5.18m x 2.64m )

Up and over door, 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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01926 403308**  
**E [warwick@connells.co.uk](mailto:warwick@connells.co.uk)**

14 High Street  
 WARWICK CV34 4AP

**EPC Rating: C**

**view this property online [connells.co.uk/Property/WAR105616](http://connells.co.uk/Property/WAR105616)**

Tenure: Freehold



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WAR105616 - 0003