



Connells

Pasture Way
WARWICK



Property Description

An excellent opportunity to acquire this well presented, three bedroom family home ideally situated in the desirable Chase Meadow location. The property in brief comprises, entrance hall, cloakroom, spacious lounge through diner and a charming kitchen. There are three light and airy double bedrooms on the first floor and a refitted modern family bathroom. The primary bedroom benefits from an ensuite. The property further benefits from fibre internet connectivity, driveway, a garage and an enclosed walled garden.

Pasture Way 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

Laminate flooring, store cupboard.

Cloakroom

WC, wash hand basin, laminate flooring, part tiled walls and double glazed window to front.

Lounge

12' 5" x 10' 11" (3.78m x 3.33m)

Double glazed window to front, decorative fireplace and carpeted flooring.

Dining Room

8' 9" x 8' 8" (2.67m x 2.64m)

Double glazed French doors to rear, carpeted flooring.

Kitchen

8' 8" x 8' 4" (2.64m x 2.54m)

Fitted with a range of wall and base units with work surface over, gas hob, double oven, space for fridge freezer; dishwasher and washing machine, tiled flooring, cupboard housing British gas boiler and door to rear.

Bedroom One

11' 4" x 8' 6" (3.45m x 2.59m)

Double glazed window to front and side, wardrobes and laminate flooring.

Ensuite

WC, wash hand basin with storage, shower and vinyl flooring.

Bedroom Two

11' 8" x 7' 6" (3.56m x 2.29m)

Double glazed window to rear, wardrobes and carpeted flooring.

Bedroom Three

8' 6" x 8' 6" to door recess (2.59m x 2.59m to door recess)

Double glazed window to rear, loft hatch and carpeted flooring.

Bathroom

WC, wash hand basin with storage, shower over bath, tiled walls and double glazed window to rear.

Loft Space

Ladder, part boarded and light.

Rear Garden

Mainly laid to lawn walled enclosed garden, Decking (installed in 2023), space for BBQ, store shed and outdoor tap. There is also rear access.

Garage

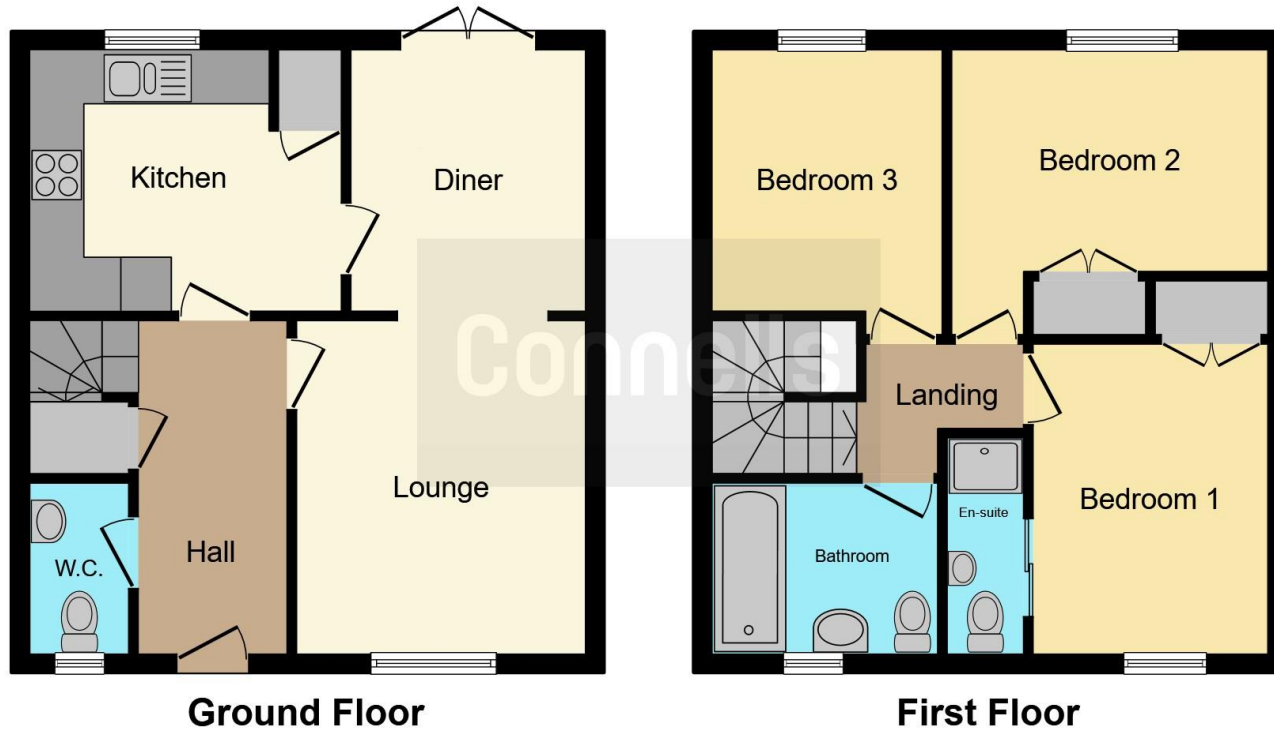
16' 9" x 8' 9" (5.11m x 2.67m)

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

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EPC Rating: C

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Tenure: Freehold



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Property Ref: WAR106857 - 0005