



Connells

Blandford Way
Hampton Magna Warwick

Blandford Way Hampton Magna Warwick CV35 8UG

for sale
£350,000



Property Description

This lovely family home in brief comprises, entrance hall, ground floor cloakroom, kitchen diner, spacious lounge, light and airy conservatory and a dining room / fourth bedroom. On the first floor there are three double bedrooms and a family bathroom. The property benefits from ample parking and a garage with power and light. There is also an enclosed, private rear garden.

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.

For the regular commuter the nearby A46 links directly to the M40 motorway at Warwick, as well as linking to the A45 and Eastern Coventry bypass for the M69 and M6. Warwick parkway is also a short 15 minute walk away.

Blandford Way is a less than 10 minute drive or a less than 25 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. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events.

Entrance Hall

Laminate flooring and store cupboard.

Cloakroom

Wash hand basin with storage, WC, part tiled walls and double glazed window to front.

Kitchen

18' 9" x 8' 1" (5.71m x 2.46m)

Fitted with a range of wall and base units with work surface over, built in fridge freezer, dishwasher, washing machine, double oven, extractor fan and hob. Tiled flooring and double glazed window to front and side. Boiler.

Dining Room / Bedroom Four

13' 6" x 7' 10" (4.11m x 2.39m)

Sliding door to rear and carpeted flooring.

Lounge

14' 8" x 10' 4" (4.47m x 3.15m)

Double glazed window to rear, laminate flooring, fireplace and gas fire.

Conservatory

10' 6" x 9' 8" (3.20m x 2.95m)

Tiled flooring, patio heater, door to side.

Landing

Double glazed window to front, carpeted flooring, airing cupboard and loft hatch.

Bedroom One

11' 3" x 11' 2" (3.43m x 3.40m)

Double glazed window to rear and carpeted flooring.

Bedroom Two

11' 4" x 9' (3.45m x 2.74m)

Double glazed window to rear, carpeted flooring.

Bedroom Three

8' 10" x 8' 3" (2.69m x 2.51m)

Double glazed window to front and carpeted flooring.

Bathroom

Shower over bath, WC, wash hand basin with storage, base unit, tiled flooring and double glazed window to front.

Rear Garden

Mainly laid to lawn with matures shrubs and plants, patio and side access.

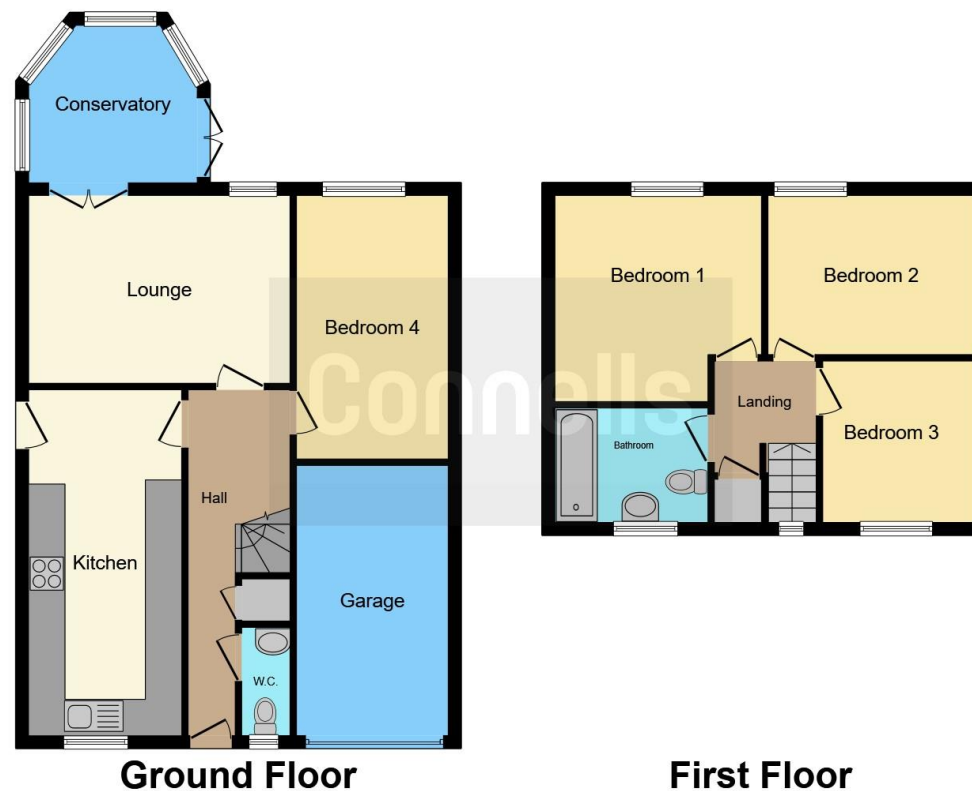
Parking

Large driveway with space for 3-4 cars (approximate).









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: D

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Tenure: Freehold



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