



Connells

Cooke Close
Warwick

Cooke Close Warwick CV34 5YG

for sale offers over
£260,000



Property Description

A carefully designed home which has recently been decorated throughout. This stunning home, in brief comprises, entrance porch, spacious lounge, modern kitchen with integrated appliances and French doors leading into the lovely rear garden. There are two light and airy double bedrooms on the first floor and a family bathroom. The property further benefits from a driveway and a garage with power and light.

The property is situated in the sought after Woodloes location and offers excellent travel links. For national commuters it is only a short drive to the M40 and Warwick Parkway park and ride train line for frequent visitors to London. It is also a 15 minute walk to Warwick station. The property is also just a couple of minutes walk away from the bus stop and has easy access to local shops and amenities including Co-Op supermarket, Stratwicks Pharmacy, a post office, Woodloes Tavern, BP garage and Priory Medical Centre.

Cooke Close is a 6 minute drive or 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. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events.

Entrance Porch

Door into hallway.

Lounge

14' 6" x 12' 3" (4.42m x 3.73m)

Double glazed window to front with shutters, Endura oak herringbone bone LVT, spotlights and vertical radiator.

Kitchen

12' 4" x 9' 8" (3.76m x 2.95m)

Fitted with a range of wall and base units with work surface over, built in fridge freezer, dishwasher, Bosch ecosilent washing machine, oven, hob and extractor fan, spot lights, laminate flooring, vertical radiator and Patio doors with shutters.

Landing

Double glazed window to the side and carpeted flooring.

Bedroom One

12' 2" x 9' 9" (3.71m x 2.97m)

Double glazed window to front with shutters, wardrobes and carpeted flooring.

Bedroom Two

10' x 6' 6" (3.05m x 1.98m)

Double glazed window to rear, two storage cupboards and carpeted flooring.

Bathroom

Shower over bath, wash hand basin, WC, chrome towel rail and double glazed window to rear.

Loft Space

Part boarded with light and ladder.

Rear Garden

Enclosed south facing garden, mainly laid to lawn with mature shrubs, patio, Rhino Premium green house, bike shed and garage access.

Garage

Garage with power and light. There is an up and over door for vehicle access to the front and a door to side to access from the garden.

Vendors Notes

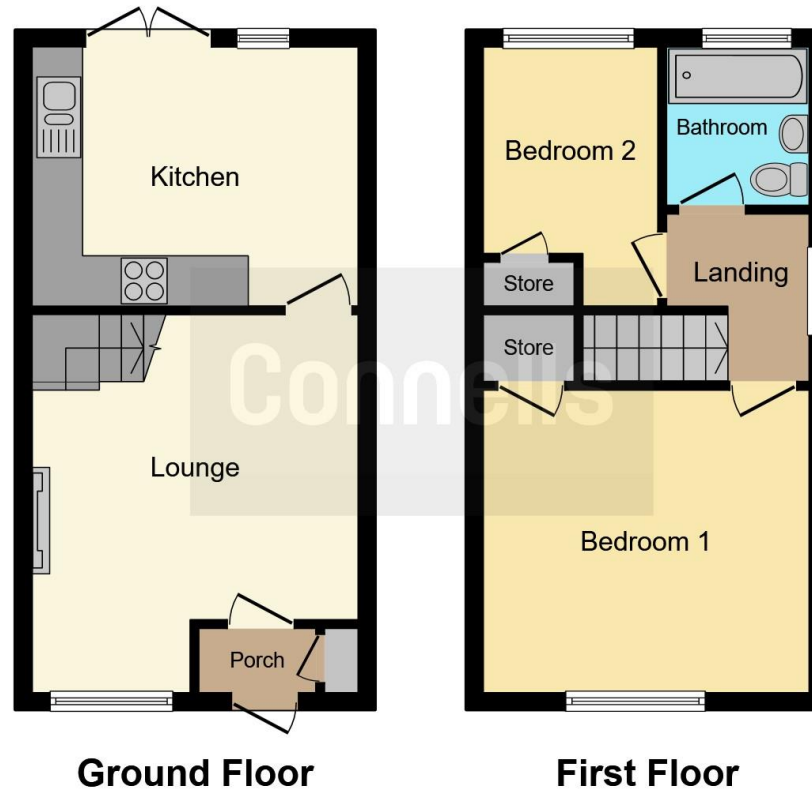
Endura oak herringbone bone LVT in lounge fitted in Dec 2024, fitting guarantee is 1 year from install and product warranty is 20 years.

Two vertical radiators downstairs installed Nov 2024 with 12 month installation guarantee (product is 2 year warranty, purchased oct 24)









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

Tenure: Freehold

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