



**Connells**

Upper Cape  
Warwick



# Upper Cape Warwick CV34 5DS

for sale offers over  
**£350,000**



## Property Description

This beautiful home has been carefully designed and extended to a high standard. There is a cosy lounge to the front of the home with a bay window and built in storage.

This gorgeous home features a stunning open plan kitchen dining living room, perfect for hosting. The kitchen is well equipped with integrated appliances and an island with additional storage. There is a skylight inviting a wealth of light and French doors leading out into landscaped rear garden. To the rear off the kitchen is a utility room and separate cloakroom, a fantastic addition to this family home.

On the first floor there are three well presented, light and airy bedrooms which have all been tastefully decorated. The primary bedroom features a bay window and comes with built in wardrobes. The property further boasts a four piece family bathroom with a rainfall shower .

## The Location

Upper Cape is a 15 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.

The property overlooks a green space and is metres away from the historic union canal with it's numerous footpaths and a traditional pub. The location is perfect for travel links as it is a short drive to the M40, A46 and Warwick Parkway Station and only a short 15 minute walk to Warwick train station. It is also a 15 minute walk to Warwick hospital and is right next to St Michaels hospital.

## Lounge

13' 11" x 11' 1" ( 4.24m x 3.38m )

Bay window to the front, built in storage and carpeted flooring.

## Kitchen Dining Living

25' 6" x 13' 10" ( 7.77m x 4.22m )

Magnet kitchen with a range of wall and base units with quartz work surface over, and an island with built in storage. The kitchen is well equipped with built in appliances; fridge freezer, oven, hob and extractor fan. There is Herringbone style flooring, spotlights, French doors to the rear and a gorgeous skylight inviting plenty of natural light into this open plan room.

## Utility

5' 7" x 5' 2" ( 1.70m x 1.57m )

Wall and base units, space for a washing machine, window to the side and Herringbone style flooring.

## Cloakroom

Low level flush WC and hand wash basin, Herringbone style flooring, window to the side and rear.

## Bedroom One

10' 9" x 12' 4" ( 3.28m x 3.76m )

Bay window to the front, carpeted flooring and two built in wardrobes.

## Bedroom Two

8' 5" x 11' 4" ( 2.57m x 3.45m )

Window to the rear, carpeted flooring and built in full width wardrobes.

## Bedroom Three

6' 11" x 12' ( 2.11m x 3.66m )

Window to the rear and carpeted flooring.

## Family Bathroom

A four piece family bathroom with a bath, shower with rainfall shower head, low level flush WC, hand wash basin and a chrome towel warmer. There is tiled flooring and tiled splashback, a window to the front and spotlights.

## Loft Space

The loft is insulated, part boarded, and comes with a built in ladder.

## Rear Garden

A lovely rear garden made up of lawn and bedding areas. There is a patio area, and decking to the rear. The garden has an outdoor tap and storage to side within the side access.

## Vendor Notes

The property has had all new radiators and double glazed windows throughout, with all the front windows being triple glaze. The boiler was installed approximately 5 years ago and still has approximately 5 years guarantee remaining.

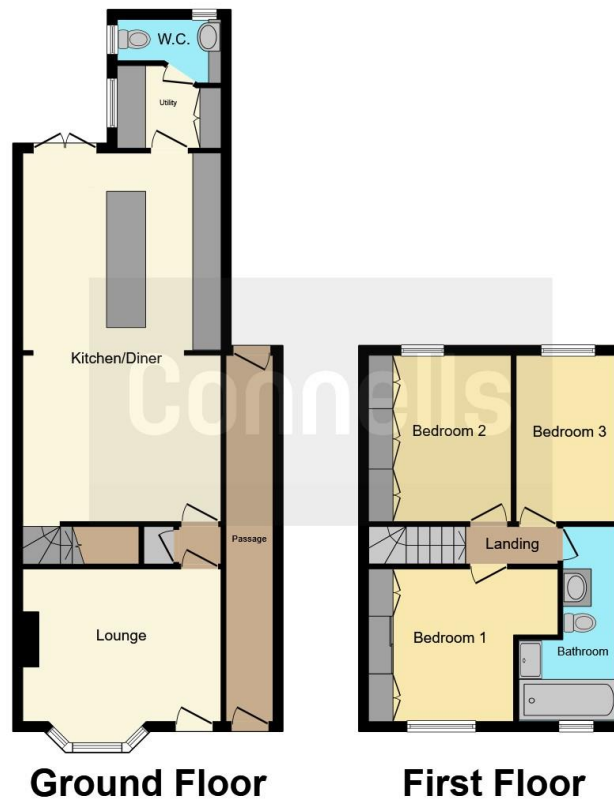












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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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**EPC Rating: Awaited**

Tenure: Freehold

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