



Connells

Hanworth Road
WARWICK



Property Description

This beautiful home has been carefully designed and decorated throughout to a high standard. There is a cosy lounge to the front of the home with a bay window and a fireplace. To the rear of the lounge is a dining end with French doors leading out into landscaped rear garden. The dual aspect lounge diner offers a wealth of natural light and plenty of space for any family to spread out. This gorgeous home has a modern kitchen which is well equipped with integrated appliances and plenty of storage.

On the first floor there are three well presented, light and airy bedrooms which have all been tastefully decorated. The property further boasts a refitted white suite, family bathroom.

There is a driveway to the front which can fit two cars, as well as there being a garage to the rear of the property.

The Location

Hanworth Road is a short 4 minute drive or a less than 20 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.

Hanworth Road is situated in a highly sought after area and offers excellent travel links. For national commuters it is only a short drive to the A46, M40 and Warwick Parkway park and ride train line for frequent visitors to London. The property is also just a couple of minutes walk away from the bus stop and has easy access to local shops and amenities as well as Saltisford play ground. This family home is also within walking distance to Warwick hospital, perfect for health care professionals looking for a short commute.

Entrance Hall

Laminate flooring.



Lounge Diner

23' 8" x 10' 4" (7.21m x 3.15m)

Double glazed bay window to front, fireplace, carpeted flooring, feature alcoves and double glazed French doors to rear.

Kitchen

15' 10" x 6' 8" (4.83m x 2.03m)

Fitted with a range of wall and base units with work surface over, a built in oven, gas hob and extractor fan. There is space for washing machine and fridge freeze. The kitchen has tiled flooring and a door to rear leading out into the garden.

Landing

Carpeted flooring and loft hatch.

Bedroom One

13' 8" x 9' (4.17m x 2.74m)

Double glazed bay window to front and carpeted flooring.

Bedroom Two

10' x 9' 9" (3.05m x 2.97m)

Double glazed window to rear and carpeted flooring.

Bedroom Three

8' 9" x 6' 11" (2.67m x 2.11m)

Double glazed window to the front and carpeted flooring.

Family Bathroom

A modern white bathroom suite with a shower over bath, low level flush WC, wash hand basin with storage and a chrome towel warmer. The family bathroom has tiled floors and part tiled walls.

Loft Space

Boarded.

Rear Garden

Enclosed and private mainly laid to lawn, mature shrubs, patio and garage access.

Parking

Driveway to the front for two cars.

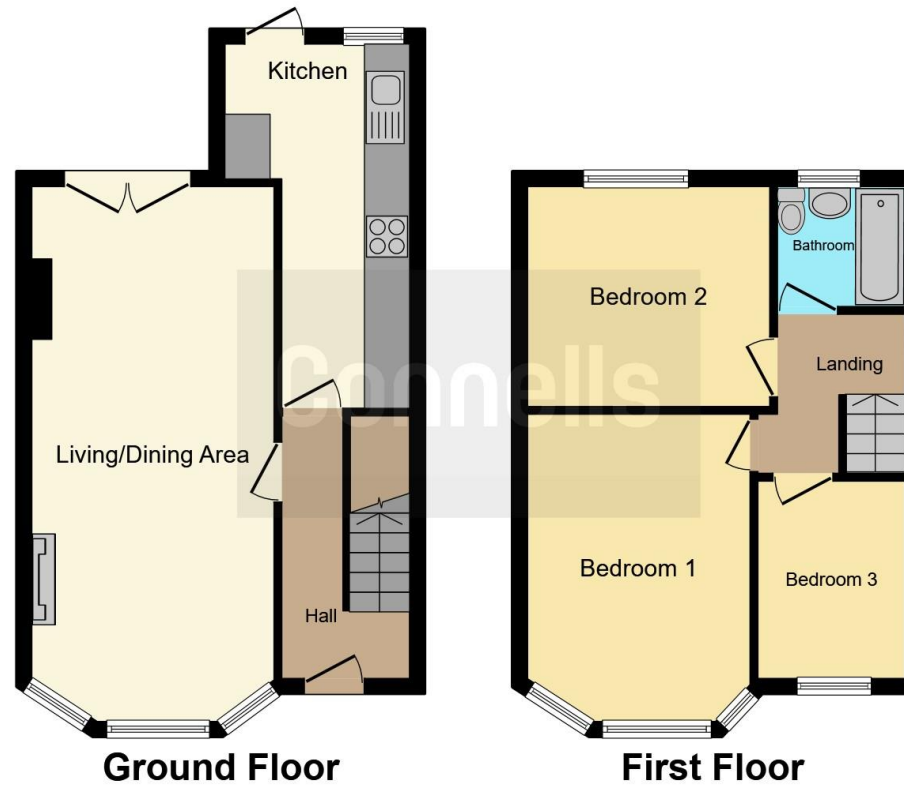
Vendors Notes

The boiler is a 3 years old Baxi boiler and is serviced yearly.









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

To view this property please contact Connells on

T 01926 403308
E warwick@connells.co.uk

14 High Street
 WARWICK CV34 4AP

EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/WAR107110



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WAR107110 - 0003