





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 bifold doors to the rear leading out into landscaped, East facing rear garden. This stylish home comes with a utility room and separate cloakroom, a fantastic addition to this family home.

On the first floor there are two well presented, light and airy bedrooms which have all been tastefully decorated. Also located on the first floor is a modern, refitted family bathroom with a rainfall shower over bath. On the second floor are two further immaculate double bedrooms with plenty of natural light.

The Location

Coventry Road is located within 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 location is perfect for travel links as it is a short 3 minute walk to Warwick train station and a short drive to the M40, A46 and Warwick Parkway Station.

Entrance Hall

Herringbone style flooring and spotlights.

Lounge

16' x 13' 4" (4.88m x 4.06m)

Double glazed bay window to front and spotlights.

Open Plan Kitchen Diner

23' 9" x 11' 1" (7.24m x 3.38m)

Fitted with a range of wall and base units with work surface over, dishwasher, electric hob, oven, extractor fan, microwave, fridge freezer and Worcester boiler. Herringbone style flooring, spotlights, two skylights and bifold door to rear and window to side.

Cloakroom

Wash hand basin, WC, tiled flooring and spotlight.

Utility Room

Fitted with a range of wall and base units with work surface over and basin. There is space for a washer dryer. Fitted with tiled flooring and a skylight.

Landing

Double glazed window to front, spotlights and carpeted flooring.

Bedroom One - First Floor

13' 5" x 11' (4.09m x 3.35m)

Double glazed window to front, wardrobes and carpeted flooring.

Bedroom Four - First Floor

12' 7" x 6' 8" (3.84m x 2.03m)

Double glazed window to rear and carpeted flooring.

Bathroom

Rainfall shower over bath, tiled flooring, WC, wash hand basin, chrome towel rail and double glazed window to rear.

Bedroom Two -Second Floor

13' 7" x 12' 4" (4.14m x 3.76m)

Carpeted flooring and double glazed window to front.

Bedroom Three - Second Floor

11' 6" x 9' 6" (3.51m x 2.90m)

Double glazed window to rear and carpeted flooring.

Rear Garden

A private and enclosed, East facing rear garden that has been carefully designed with an artificial lawn, patio, and a seating area.









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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T 01926 403308
E warwick@connells.co.uk

14 High Street
 WARWICK CV34 4AP

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