



Hanworth Road  
Warwick CV34 5DY

for sale offers over  
**£325,000**



### Property Description

This beautiful home has been carefully decorated and updated throughout to a high standard. The entrance hall boasts original floor tiles, and there is a cosy lounge to the front of the home with a bay window and a feature fireplace. To the rear is a lovely farmhouse style kitchen with a conservatory to rear and downstairs cloakroom. Leading out to the rear garden with laid lawn and decking, perfect for relaxing or entertaining.

On the first floor there are two good sized bedrooms and a modern family bathroom. From the first floor, there are stairs rising to the second floor where you find the light and airy, dual aspect primary bedroom with fitted wardrobes and an lovely en suite.

There is a driveway to the front, as well as a garage to the rear of the property (currently halved for storage).

### 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.

### Lounge

11' 7" x 10' 11" ( 3.53m x 3.33m )

Cosy lounge with bay window to front, engineered wood flooring, a feature fireplace with log burner effect fire. Alcove storage and column radiator, door through to;





## Kitchen Diner

11' 6" x 10' 7" ( 3.51m x 3.23m )

Fitted with a range of base and wall mounted units with wood style work surface over, feature brick surround over oven with gas hob. Inset sink with drainer and mixer tap, built in microwave and fridge/freezer. Space for dishwasher and an understairs store cupboard. Further cupboard fitted as a office space by the current owners. Tiled flooring and part tiled splashback to kitchen. Opens out to;

## Conservatory

11' 1" x 6' 3" ( 3.38m x 1.91m )

Continuation of tiled flooring with windows to rear and side, with French doors leading out to decking area. Door through to;

## Utility Room / Wc

Space for a stacked washing machine and dryer, low level W/C, wash hand basin, cupboard housing combination boiler.

## Landing

Stairs rising from entrance, doors to:

## Bedroom Two

14' 7" max x 10' 11" ( 4.45m max x 3.33m )

A well sized, double bedroom with two windows to front elevation and fitted column radiator.

## Bedroom Three

10' 9" x 7' 5" excluding recess ( 3.28m x 2.26m excluding recess )

Window to rear with column radiator.

## Bedroom One

15' 1" x 8' 10" ( 4.60m x 2.69m )

Door leading from first floor landing, stairs rising to; A spacious master bedroom with two Velux windows to the front and a window to rear. Fitted wardrobes to the front of the room, creating a dressing area and a column radiator to rear.

## Ensuite

Fitted chrome shower cubicle with electric shower, vanity hand wash basin, low level w/c and a chrome heated towel rail. Window to rear.

## Family Bathroom

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

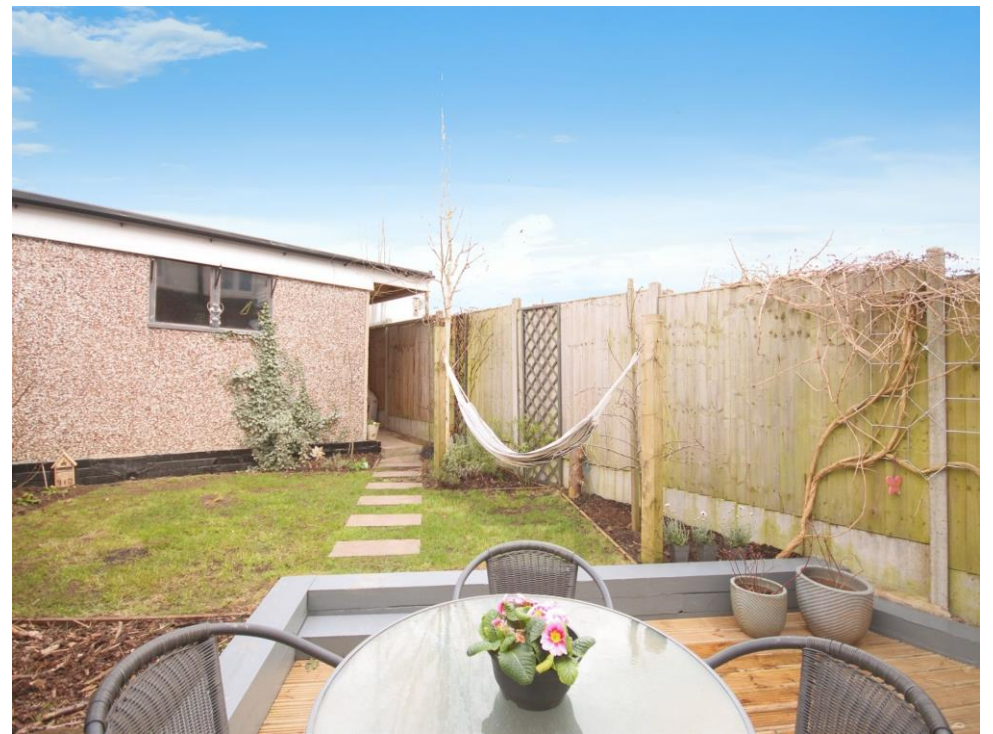
## Rear Garden

Mainly laid to lawn, decking area immediately from the French doors. Access to garage/lean to.

## Parking

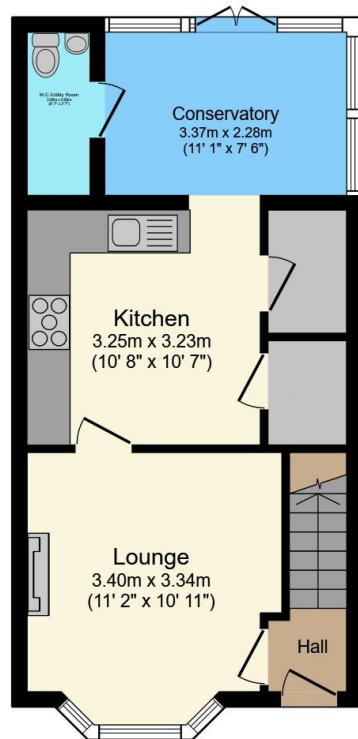
Driveway to the front and rear access to the garage.



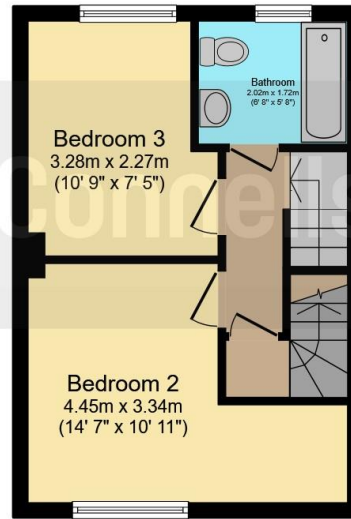




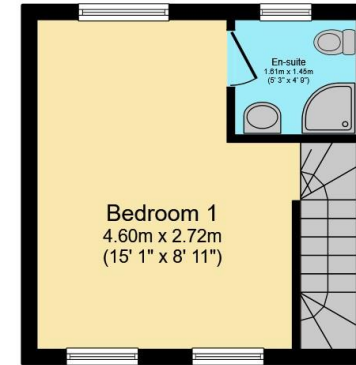




**Ground Floor**



**First Floor**



**Second Floor**

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**EPC Rating: D**

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Tenure: Freehold



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