



Connells

Kemp Close
WARWICK



Property Description

This delightful four bedroom home offers a perfect combination of space and plenty of natural light throughout. The property features a bright and spacious lounge through diner, ideal for both relaxing and entertaining guests. The dining room has sliding doors leading out into the private rear garden, and there is a separate kitchen well equipped with storage and worktop space.

Upstairs, there are two light and airy double bedrooms, a third single bedroom and a family bathroom with a separate wc. This charming home further benefits from the convenience of off-road parking to the front for multiple vehicles and a garage with power and light!

The gorgeous rear garden offers everything you need for entertaining and relaxing. There is a lovely patio, perfect for outdoor seating or setting up a BBQ to enjoy in the warmer months! This garden offers plenty of privacy to enjoy your outdoor space.

The Location

This family home is well located for accessing local shops and amenities, it is only a short walk to the Tesco superstore, pubs, restaurants and more! The location is also perfect for schooling, Emscote Infant School is Ofsted rated outstanding and is only a short walk away as well as Myton School Ofsted rated good.

The property is within a short 5 minute drive or 15 minute walk of 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 ideal for national commuters as is only a short drive to the A46, M40 and Warwick Parkway park and ride train line for frequent visitors to London. It is also a 15 minute walk to Warwick station!

Entrance Hall

Store cupboard and carpeted flooring.

Lounge

14' 3" x 10' 11" (4.34m x 3.33m)

Window to front, gas fireplace, carpeted flooring, sliding doors into dining room.

Dining Room

10' 4" x 8' 11" (3.15m x 2.72m)

Sliding door to rear and carpeted flooring.

Kitchen

10' 3" x 7' 11" (3.12m x 2.41m)

Fitted with a range of wall and base units with work surface over, pantry, door to side and window to rear.

Landing

Window and carpeted flooring.

Bedroom Two

13' 4" x 9' (4.06m x 2.74m)

Window to rear, store cupboard housing Worcester boiler, carpeted flooring, and full width wardrobes.

Bedroom Three

12' 1" x 9' 11" (3.68m x 3.02m)

Window to front, carpeted flooring and store cupboard.

Bedroom One - Top Floor

12' 6" x 12' 5" (3.81m x 3.78m)

Window to rear and carpeted flooring.

Bedroom Four

6' 11" x 5' 3" (2.11m x 1.60m)

Window to front and carpeted flooring.

Family Bathroom

Shower over bath, wash hand basin, part tiled walls and window to rear.

Separate Wc

Frosted window to front and WC.

Rear Garden

Enclosed lawned private garden, patio, mature bedding's, shed, side access, access to garage and brick built shed.

Parking

Driveway to front.

Garage

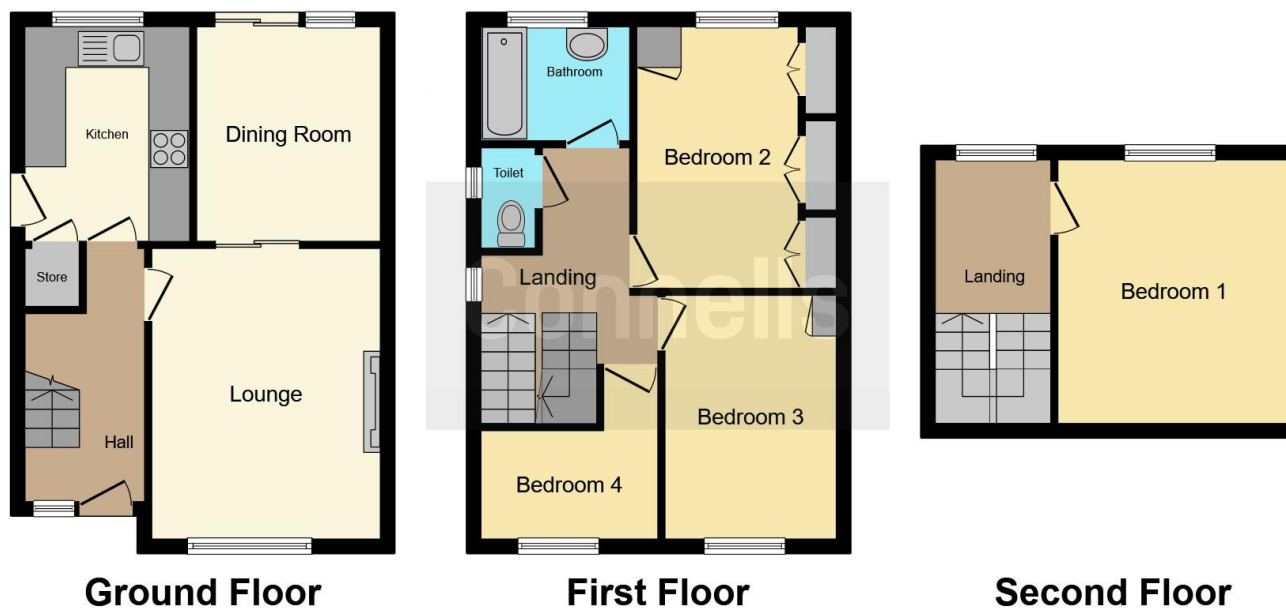
17' 2" x 8' 2" (5.23m x 2.49m)

Up and over door with power and light.









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: D

Tenure: Freehold

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