



Connells

Hanworth Road
Warwick



Property Description

This beautiful home has been carefully decorated and updated throughout, offering plenty of character and charm. The entrance hall features wooden flooring and leads into the cosy lounge. To the front of the lounge is a bay window offering plenty of natural light and a log burner, perfect for relaxing evenings. To the rear is a lovely kitchen diner offering excellent storage.

On the first floor there are two good double bedrooms and a family bathroom. Bedroom boasts a walk in wardrobe! There is also access into the boarded loft with a built in loft ladder.

To the rear of the home is a private and enclosed, low maintenance rear garden. There is a lovely patio and decking area, perfect for outdoor seating, entertaining or BBQ's in the warmer months. This garden is not overlooked, offering plenty of privacy to enjoy your outdoor space. There is plenty of vibrant greenery and stunning outdoor shrubbery, offering a picturesque and peaceful setting.

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

Wooden flooring.

Lounge

11' 10" x 10' 10" (3.61m x 3.30m)

Bay window to front, log burner and wooden flooring.

Kitchen Diner

14' 8" x 11' 3" (4.47m x 3.43m)

Fitted with a range of wall and base units with work surface over, built in oven, gas hob with extractor fan, fridge freezer, dishwasher and space for washer dryer. Store cupboard housing boiler, tiled flooring, spotlights, window to rear and French doors to rear.

Landing

Loft hatch and carpeted flooring.

Bedroom One

11' 8" x 11' (3.56m x 3.35m)

Window to front, carpeted flooring and walk in wardrobe.

Bedroom Two

10' 11" x 9' 2" (3.33m x 2.79m)

Window to rear and carpeted flooring.

Family Bathroom

Shower over bath, low level flush WC, wash hand basin, spotlights, chrome towel rail and window to rear.

Loft Space

Insulated and boarded with built in loft ladder and light.

Rear Garden

Enclosed private garden with decking and patio areas. There is rear access to the garage.

Garage

14' 1" x 9' 8" (4.29m x 2.95m)

Up and over door with power and light, window and door to side.

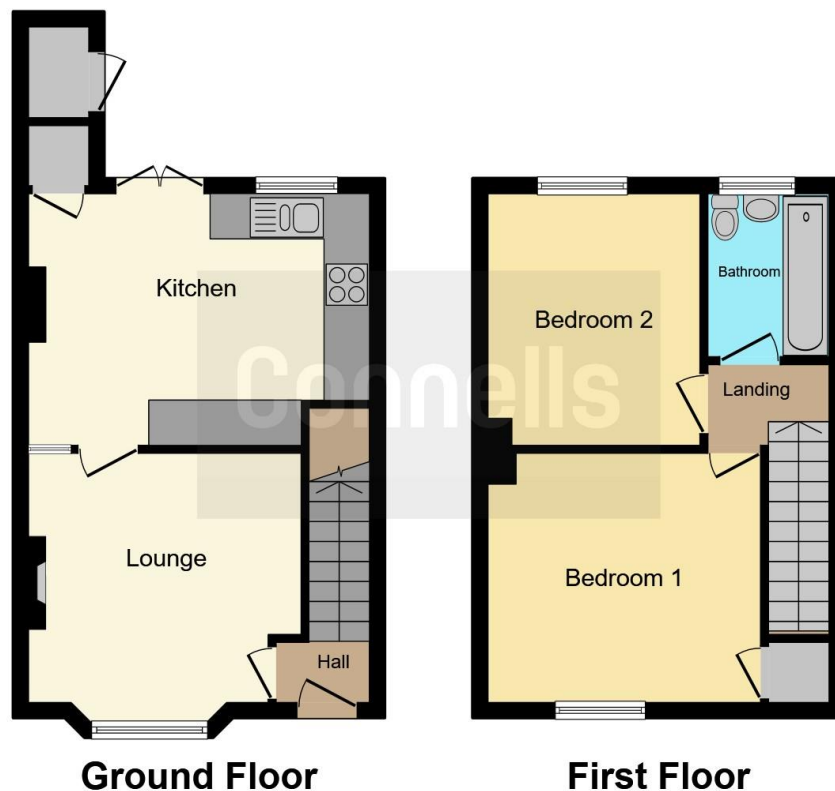
Outbuilding

Brick built store located in rear garden.









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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14 High Street
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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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