



**Connells**

Narrow Hall Meadow  
Warwick



# Narrow Hall Meadow Warwick CV34 6DR

for sale offers over  
**£400,000**



## Property Description

This lovely home is ideally arranged over three floors, maximising your living space and offering great views. On the ground floor is a study/snug to the front with a charming bay window. There is a generously sized kitchen diner with ample storage and worktop space. There is also a cloakroom for added convenience.

On the first floor is a gorgeous dual aspect lounge with a fireplace, offering plenty of natural light. Also located on the first floor is the primary bedroom with built in wardrobes and its own ensuite!

Located on the top floor are three light and airy bedrooms and the family bathroom.

This property further benefits from excellent storage, off road parking and a garage! There is an enclosed rear garden to the rear, perfect for relaxing or hosting BBQs in the warmer months.

## The Location

Narrow Hall Meadow is ideally located for easy access to local shops and amenities, Warwick racecourse, golf course and parks for nice walks nearby. The location is also ideal for good schooling, Aylesford School and Newburgh Primary School are both a short 15 minute walk away.

The property is a short 5 minute drive or less than a 30 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.

The property is a 7 minute drive to St Michael's Hospital and a short 9 minute drive to Warwick hospital, perfect for health care professionals looking for a short commute. The location is perfect 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.

## Entrance Hall

Laminate flooring and understairs storage.

## Cloakroom

Low level flush WC and wash hand basin.

## Study / Snug

12' 3" x 8' 6" ( 3.73m x 2.59m )

Bay window to the front and wooden flooring.

## Kitchen Diner

14' 10" x 14' 9" ( 4.52m x 4.50m )

Fitted with a range of wall and base units with work surface over, built in dishwasher, double oven, gas hob and extractor fan, space for washing machine, dryer and fridge freezer. Spotlights, tiled flooring and splashback, window to rear and French doors to rear.

## Landing - First Floor

Carpeted flooring.

## Lounge - First Floor

14' 9" x 11' 9" ( 4.50m x 3.58m )

Two windows to front, fireplace and carpets.

## Bedroom One

12' 9" x 9' 9" ( 3.89m x 2.97m )

Two windows to rear, full width wardrobes and carpeted flooring.

## Ensuite

Double shower, low level flush WC and wash hand basin.

## Landing - Second Floor

Loft hatch, carpeted flooring and airing cupboard.

## Bedroom Two - Second Floor

14' 10" x 9' 10" ( 4.52m x 3.00m )

Window to front and carpet.

## Bedroom Three - Second Floor

10' 1" x 7' 9" ( 3.07m x 2.36m )

Window to front and carpet.

## Bedroom Four - Second Floor

10' 1" x 7' 2" ( 3.07m x 2.18m )

Window to front and carpet.

## Family Bathroom

Low level flush WC, wash hand basin, bath and tiled splashback.

## Rear Garden

Enclosed private garden and rear access.

## Garage

Up and over door.

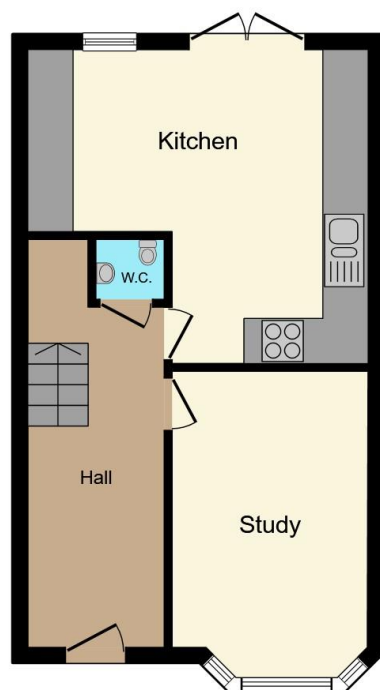








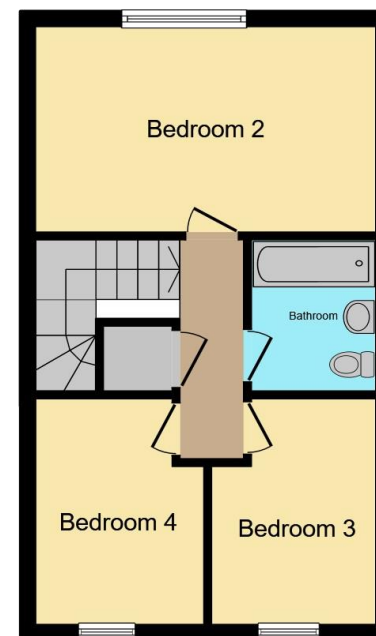




**Ground Floor**



**First Floor**



**Second Floor**

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](http://www.focalagent.com)

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14 High Street  
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EPC Rating: Awaited  
 Council Tax Band: E

Tenure: Freehold

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