



Connells
FOR SALE

Connells

Hebden Avenue
WARWICK



Property Description

This beautiful home welcomes you in through the porch and into the spacious lounge. There is a bay window to front inviting a wealth of natural light and a log burner, perfect for cosy evenings. This stunning lounge has bi-folds doors opening up into the kitchen diner, ideal for creating a social open plan space or keeping rooms separate when relaxing.

The living kitchen diner has engineered wooden flooring throughout for a hard-wearing, seamless finish. This home offers everything you need for style and convenience, including a built in floor wine cellar and a utility cupboard!

The stylish kitchen is well equipped with integrated appliances and has sliding doors leading into the private rear garden.

There are two light and airy bedrooms with the main bedroom benefiting from built in mirrored wardrobes and French doors leading into the peaceful garden.

To the rear of the home is a private and enclosed, low maintenance rear garden with artificial lawn. There is plenty of space for outdoor seating, entertaining or BBQ's in the warmer months. This well present garden offers vibrant greenery and stunning outdoor shrubbery, offering a picturesque and peaceful setting.

There is also off road parking to the front of this home.

The Location

The light and airy property is situated in the sought after Woodloes location and offers excellent travel links. For national commuters it is only a short drive to the 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 including a M&S Simply Food, BP garage and Priory Medical Centre.

Hebden Avenue is a 5 minute drive or 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.

Lounge

15' 1" x 15' (4.60m x 4.57m)

Bay window to front with shutter blinds, electric log burner and engineered wood flooring.

Kitchen Diner

25' 11" x 12' 11" (7.90m x 3.94m)

Fitted with a range of wall and base units with work surface over, tiled to splashback, integrated dishwasher, fridge, freezer, oven, gas hob and extractor fan. Built in floor wine cellar, built in utility cupboard with space for a washer and dryer. Bay window to front, engineered wood flooring and sliding door to rear.

Inner Hallway

Carpeted flooring.

Bedroom One

8' 7" x 8' 8" (2.62m x 2.64m)

French doors to rear, mirrored wardrobes and carpeted flooring.

Bedroom Two

9' 6" x 6' 9" (2.90m x 2.06m)

Window to side and laminate flooring.

Family Bathroom

Double shower with rainfall shower head, fully tiled, chrome towel rail, spotlights, extractor fan, low level flush WC and wash hand basin with storage.

Loft Space

Boarded with built in loft ladder, power and light. The boiler is located in the loft.

Rear Garden

Private and enclosed rear garden with artificial lawn, decking, shed and side access.

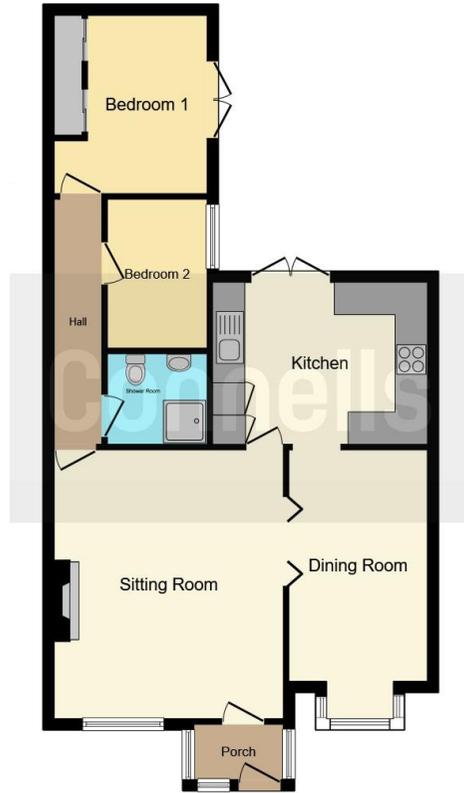
Parking

Driveway to the front.









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: C Council Tax
Band: C

Tenure: Freehold

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