



Aragon Drive Warwick CV34 6LR

for sale offers over
£500,000



Property Description

This gorgeous three bedroom extended family home offers a perfect combination of space, with entertaining space downstairs and cosy bedrooms upstairs with plenty of natural light throughout. The property features a bright and spacious lounge, ideal for both relaxing and entertaining guests. A top-spec kitchen/diner to the rear leading out to the bespoke landscaped garden. Upstairs, there are two light and airy double bedrooms, a third single bedroom and a modern family bathroom. This charming home further benefits from the convenience of off-road parking and a garage with power, light and plumbing.

Aragon Drive is well located for commuters as 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 within walking distance of Myton School.

The property is less than a 10 minute drive 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.

Approach

Off road parking to front with garage access. with stone border and planting. Door to:

Entrance Hall

Door to W/C and radiator.

Cloakroom

Window to front, vanity wash hand basin and WC.

Lounge

17' 8" max x 14' (5.38m max x 4.27m)

Window to front, inset wood log burner, hard Wood flooring and pocket doors to:

Open Plan Kitchen / Diner

Kitchen

17' 8" max x 8' 3" (5.38m max x 2.51m)

Fantastic and spacious kitchen with fitted with a range of base and wall mounted units with Quartz work surface over with inset sink. Appliances to include combi oven, gas hob with extractor fan over, wine cooler, fridge freezer and dishwasher. With archway leading to:

Dining Room

16' 6" x 7' 11" (5.03m x 2.41m)

A light and airy space with two Velux windows above, with full width bifolding doors to rear. Continuation of kitchen work surfaces and units along one wall with space on the other side of the room for a cosy sofa area. Ample space between for a dining table.

Shower Room

Door off kitchen; Offered as a wet room with a wash hand basin, Velux window and radiator.

Landing

Stairs rising from lounge, recently fitted oak staircase with underfoot lighting. Doors to all rooms on the first floor with loft access.

Bedroom One

11' 11" x 10' (3.63m x 3.05m)

Window to rear, hard wood flooring, bespoke wardrobes and radiator.

Bedroom Two

12' x 8' 6" Excluding recess (3.66m x 2.59m Excluding recess)

Window to front, hardwood flooring, bespoke wardrobes and radiator.

Bedroom Three

8' 11" max x 8' 10" (2.72m max x 2.69m)

Window to front, over stairs cupboard, hard wood flooring and radiator.

Bathroom

Fitted suite comprising of a free standing bath, concealed flush WC, walk in shower, vanity hand basin and window to side.

Loft Space

Boarded, boiler.

Outside

Rear Garden

Landscaped rear garden with artificial lawn, kitchen area with pergola to rear, garden lights surrounding the space with outdoor sockets.

Garage

17' 11" x 8' 5" (5.46m x 2.57m)

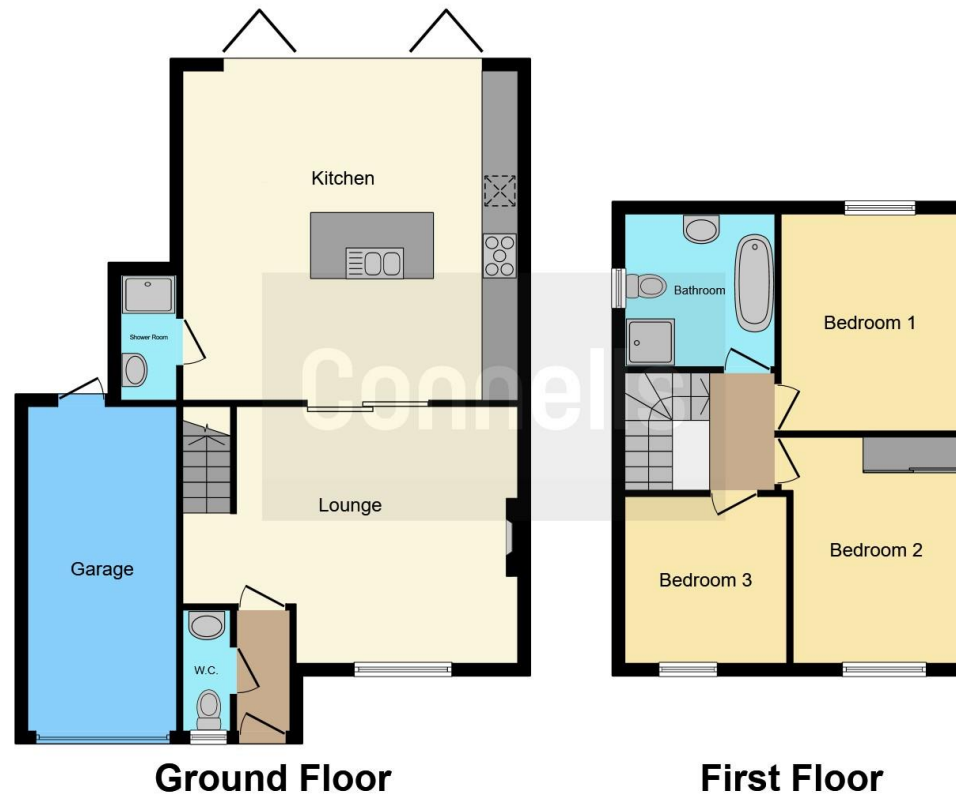
Access from rear garden and electric garage door to front with fob.

Boarded loft space above.









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

To view this property please contact Connells on

T 01926 403308
E warwick@connells.co.uk

14 High Street
 WARWICK CV34 4AP

EPC Rating: D Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/WAR107276



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WAR107276 - 0002