







## Property Description

An immaculate five bedroom detached family home with off road parking for 5-6 cars and a double garage with power and light. This charming home comes with everything you need for spacious, comfortable living. There is a home office, ideally for anyone working from home and a ground floor cloakroom and utility room for added convenience. The lounge offers plenty of natural light and french doors leading out into the private rear garden. The kitchen diner offers ample storage and work top space, perfect for food preparation and hosting.

Upstairs are five light and airy double bedrooms and a family bathroom. Four out of the five bedrooms benefit from built in wardrobes whilst two of the bedrooms have the added bonus of their own en-suites!

This property further benefits from excellent storage and is being sold with no onward chain. There is a private and enclosed, low maintenance rear garden to the rear, perfect for relaxing or hosting BBQs in the warmer months.

## The Location

Brackley Crescent 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. Also within a 3-mile radius is the famous Warwick Independent School for private schooling.

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

Tiled flooring and spotlights.

## Cloakroom

WC, wash hand basin and tiled flooring.

## Lounge

17' 2" x 12' 8" and recess ( 5.23m x 3.86m and recess )

French doors to rear, double glass doors from the hallway to the lounge and tiled flooring.

## Home Office

10' 6" x 10' 3" ( 3.20m x 3.12m )

Double glass doors from the hallway, window to front and tiled flooring.

## Kitchen Diner

18' 6" x 12' 7" ( 5.64m x 3.84m )

Fitted with a range of wall and base units with Granite work surface over, built in fridge freezer, double oven, gas hob with extractor fan and dishwasher. Tiled flooring, spotlights, window to rear and French doors to rear.

## Utility Room

5' 9" x 5' 4" ( 1.75m x 1.63m )

Fitted with a range of wall and base units with Granite work surface over, sink, space for washer/dryer, tiled flooring and door to side.

## Landing

Cupboard housing hot water tank, carpeted flooring and spotlights.

## Bedroom One

13' 4" x 12' 7" ( 4.06m x 3.84m )

Dual aspect windows, carpeted flooring and two mirrored wardrobes.

## Ensuite

Double shower cubicle, WC, wash hand basin, chrome towel, spotlights, tiled floors and walls.

## Bedroom Two

11' 6" x 10' 6" ( 3.51m x 3.20m )

Dual aspect windows, carpeted flooring and built in mirrored wardrobes.

## Ensuite

Shower, WC, wash hand basin, chrome towel rail, tiled flooring and walls, window to side and spotlights.

## Bedroom Three

8' 9" x 8' 9" ( 2.67m x 2.67m )

Window to rear, mirrored wardrobes and carpeted flooring.

## Bedroom Four

10' 11" x 8' 9" ( 3.33m x 2.67m )

Window to front and carpeted flooring.

## Bedroom Five

9' 10" x 7' 2" ( 3.00m x 2.18m )

Window to rear, mirrored wardrobes and carpeted flooring.

## Family Bathroom

Tiled walls and flooring, spotlights, chrome towel rail, shower over bath, WC, wash hand basin and window to side.

## Rear Garden

Enclosed rear garden with extended patio, a large shed, side access on both sides of the property, an electric point and an outdoor tap.

## Double Garage

16' 6" x 15' 7" ( 5.03m x 4.75m )

Converted double garage with power and light. Boiler and flooring.

## Parking

Driveway to the front for at least 5-6 cars.

## Vendors Notes

Taylor Wimpey build from 2013.



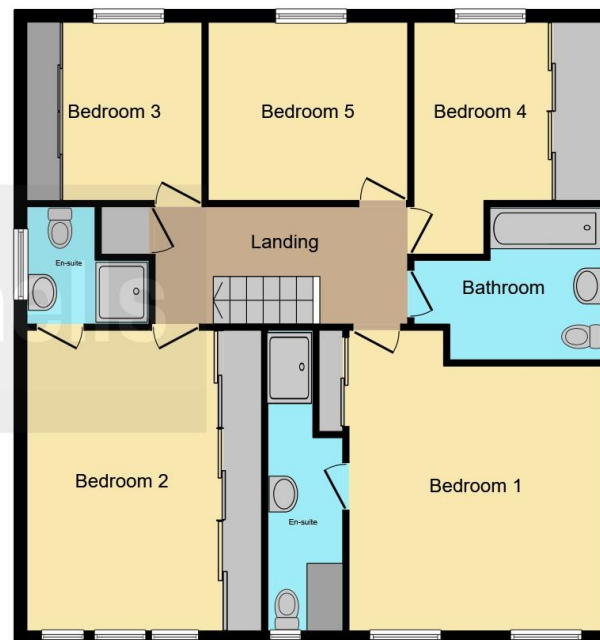








**Ground Floor**



**First Floor**

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EPC Rating: C Council Tax  
 Band: G

Tenure: Freehold

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