



Little Field Close Warwick CV34 6HY

for sale offers over
£500,000



Property Description

This beautifully presented four bedroom property is a great opportunity for anyone looking for their next family home. On the ground floor the property comprises, entrance hall, light and airy dual aspect lounge, spacious kitchen diner with integrated appliances and a downstairs cloakroom. On the first floor there are four spacious bedrooms with the primary bedroom benefiting from an ensuite. There is also a family bathroom. The property benefits from a lovely rear garden, off road parking and a garage.

This delightful home 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 1 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.

This home 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.

Entrance Hall

Double doors to lounge, understairs storage and doors to all other rooms.

Cloakroom

Wash hand basin and WC.

Lounge

19' 1" x 11' 3" (5.82m x 3.43m)

Light and airy room with a dual aspect, window to front and French doors to rear. Electric fire with surround.

Dining Room / Study

10' 10" ex recess x 9' 2" (3.30m ex recess x 2.79m)

Window to front and radiator.

Kitchen

15' 8" x 11' (4.78m x 3.35m)

Fitted with a range of contemporary wall and base units with work surface over. Fitted appliances to include electric oven, gas hob, integrated fridge freezer, dishwasher and washer/dryer. Door to side of property, and doors leading out to rear garden. With a window overlooking the garden. Radiator and ample space for a dining area.

Landing

Boiler cupboard, radiator.

Bedroom One

15' 3" x 11' 1" (4.65m x 3.38m)

Window to rear, fitted wardrobes and radiator.

Ensuite

Fitted suite comprising of a walk in shower, pedestal wash hand basin, WC and window to side elevation.

Bedroom Two

11' 6" x 9' 10" (3.51m x 3.00m)

Window to rear, radiator and double fitted wardrobes.

Bedroom Three

10' 10" x 9' (3.30m x 2.74m)

Window to front and radiator.

Bedroom Four

11' 3" x 7' 7" (3.43m x 2.31m)

Window to front and radiator.

Bathroom

Shower over bath, bath, pedestal wash hand basin, WC and window to front.

Front Garden

Mainly laid to lawn, path to front door.

Rear Garden

Mainly laid to lawn with mature shrubs and plants, paved patio, access to garage.

Garage

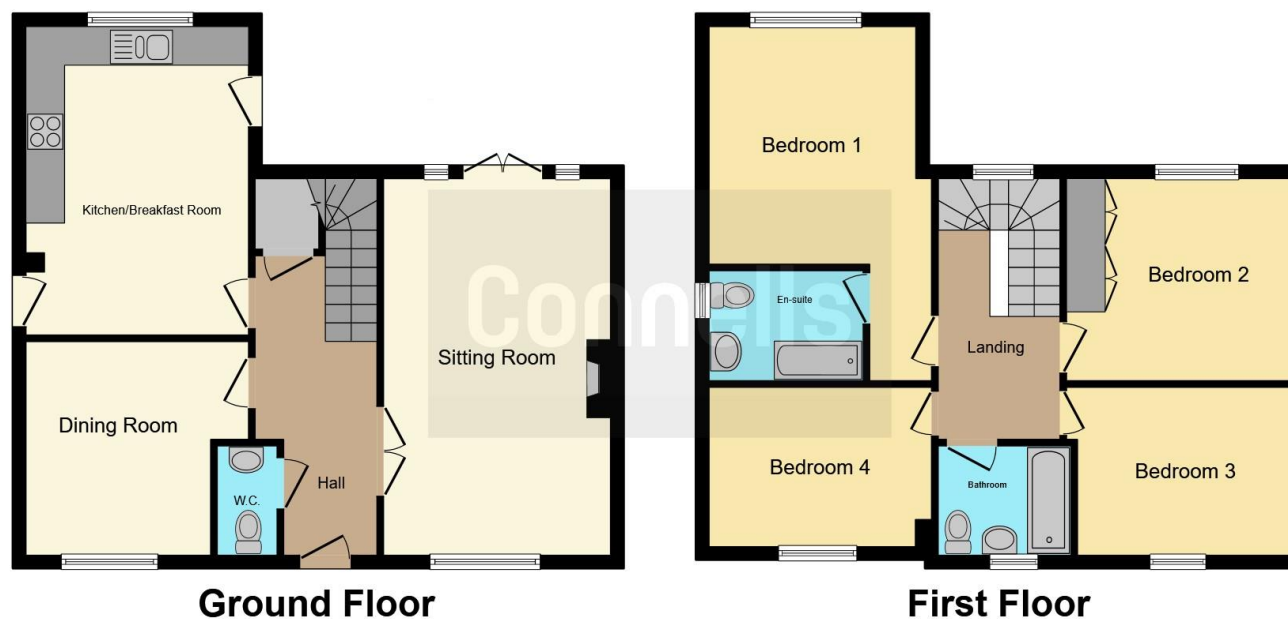
17' 1" x 8' 2" (5.21m x 2.49m)

Up and over door, door to 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: C Council Tax
 Band: E

Tenure: Freehold

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Property Ref: WAR107302 - 0004