



Connells

The Marish
Warwick

The Marish Warwick CV34 6BZ

for sale offers over
£340,000



Property Description

A well presented family home ideally arranged over three floors to maximise spacious, comfortable living. This lovely home overlooks gorgeous greenery to the front, and has a private rear garden to the rear. There is off road parking and an en-block garage.

To the front of the home, the charming kitchen is well equipped with ample storage and worktop space, ideal for food preparation. The lounge diner is to the rear of this home and has French doors leading out into the conservatory, offering a wealth of natural light.

On the first floor is two light and airy double bedrooms with built in wardrobes and a modern family bathroom. On the top floor is the primary bedroom with its own ensuite and built in double wardrobes.

Stepping outside, the conservatory leads out into the private and low-maintenance rear garden with artificial lawn and a delightful patio area, perfect for outdoor relaxing or barbecues in the summer. This gorgeous rear garden creates a sense of peace and privacy, a perfect extension of your living space.

The Location

The Marish 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.

Cloakroom

Wash hand basin, WC and window to front.

Lounge Diner

15' 7" x 14' 9" (4.75m x 4.50m)

Feature fireplace, laminate flooring, understairs storage and French doors to rear.

Kitchen

11' 3" x 7' 9" (3.43m x 2.36m)

Fitted with a range of wall and base units with work surface over, built in dishwasher, oven, gas hob and extractor fan. Space for fridge freezer and washing machine. Logic boiler, spotlights and window to front.

Conservatory

13' x 11' 11" (3.96m x 3.63m)

French doors to rear, electric heater and tiled flooring.

Landing

Store cupboard and carpeted flooring.

Bedroom Two

14' 11" x 7' 8" (4.55m x 2.34m)

Window to front, built in wardrobe and carpeted flooring.

Bedroom Three

14' 9" x 9' 10" (4.50m x 3.00m)

Dual aspect windows to rear, built in wardrobes and carpeted flooring.

Family Bathroom

Fully tiled, vinyl flooring, shower over bath, WC, wash hand basin and window to front.

Second Landing

Velux window, space for a dressing table and carpeted flooring.

Bedroom One

17' 7" x 14' 8" (5.36m x 4.47m)

Window to front, built in wardrobes, loft hatch and carpeted flooring.

Ensuite

Fully tiled, shower, WC, wash hand basin, chrome towel rail and spotlights.

Rear Garden

Private and enclosed Northwest rear garden with Artificial lawn, patio, shed and rear access.

Garage

En-block garage with up and over door.

Parking

Off road parking and an en-block garage.









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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