



**Connells**

George Road  
Warwick



George Road  
Warwick CV34 5LX

for sale offers over  
**£450,000**



## Property Description

This charming home offers everything you need for comfortable modern living and outdoor entertaining. There is a light and airy lounge to the front of the home, offering a cosy space to relax and unwind. To the rear is a kitchen diner with excellent storage, perfect for family meals and entertaining. There is also a guest cloakroom and a utility room for added convenience.

On the first floor there are four well presented bedrooms inviting plenty of natural light. The primary bedroom comes with its own en-suite! There is a family bathroom and loft access in the same floor. This home boasts excellent storage throughout, off road parking with a driveway to the front for multiple cars and a garage with power and light.

The impressive rear garden is perfect for hosting, relaxing and outdoor activities. This garden is not overlooked, offering plenty of privacy to enjoy your outdoor space. There is a lovely seating area and plenty of lawn, perfect for hosting a BBQ in the warmer months! There is plenty of vibrant greenery and stunning outdoor shrubbery, offering a picturesque and peaceful setting.

## The Location

This family home is well located for accessing local shops and amenities, it is only a short walk to the Tesco superstore, pubs, restaurants and more! The location is also perfect for schooling, All Saints School, ofsted rated good and Emscote Infant School, Ofsted rated outstanding are only a short walk away as well as Myton School Ofsted rated good.

## Porch

Door to hallway.

## Entrance Hall

Carpeted flooring and downstairs storage.

## Lounge

10' 4" x 14' 6" ( 3.15m x 4.42m )

Wooden floor, window to front and fireplace.

## Kitchen Diner

17' 3" x 9' ( 5.26m x 2.74m )

Windows and patio doors to the rear and laminate flooring. There is a range of wall and base units with work surfaces over and space for a fridge freezer and microwave. There is a built in oven and hob.

## Utility Room

6' 11" x 8' ( 2.11m x 2.44m )

Door and window to rear, space for a washing machine and dryer. Built in double basin and dishwasher.

## Bedroom One

8' x 18' 1" ( 2.44m x 5.51m )

Large dual aspect bedroom with views over Warwick rooftops and both St Mary's Church and Warwick Castle can be seen. There is carpeted flooring, built in wardrobes, vanity desk and free-standing drawer unit.

## Ensuite

Double shower, low level flush wc, wash hand basin with built in storage and window to rear.

## Bedroom Two

9' 3" x 9' 11" ( 2.82m x 3.02m )

Carpeted flooring and window to rear.

## Bedroom Three

18' x 10' 4" ( 5.49m x 3.15m )

Carpeted flooring and window to front.

## Bedroom Four

6' 5" x 9' 9" ( 1.96m x 2.97m )

Carpeted flooring and window to front.

## Family Bathroom

Shower over bath, low level flush wc, wash hand basin and window to rear.

## Rear Garden

A generous size rear garden laid with artificial lawn with mature plants and shrubbery and a patio seating area. This lovely garden is private and enclosed and comes with outdoor storage.

## Garage

14' 4" x 9' 2" ( 4.37m x 2.79m )

With power and light.

## Parking

Driveway and garage with power and light.

## Vendors Notes

Roof Works -

Works completed by 'RoofGaurd' of Fosse Way, Warwick on December 2021.

Soffits & Fascia's -

Works Completed by Weather Seal in Jan 2018

( rear - colour matched ) Veranda -

Works completed by Centurion Home Improvements in June 2021.



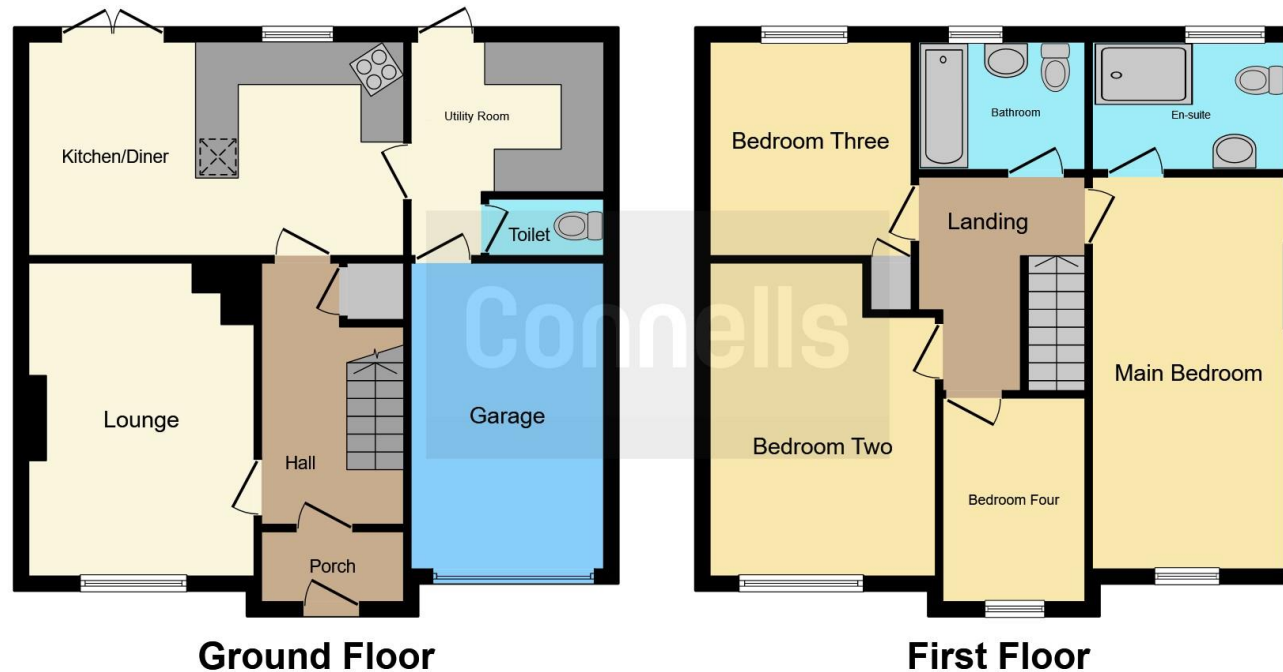












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**T 01926 403308**  
**E [warwick@connells.co.uk](mailto:warwick@connells.co.uk)**

14 High Street  
 WARWICK CV34 4AP

EPC Rating: E Council Tax  
 Band: D

Tenure: Freehold

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