



Connells

Station Avenue
Warwick



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 with a bay window and a fireplace, offering a cosy space to relax and unwind. To the rear is an impressive open plan kitchen diner, perfect for family meals and entertaining. There is also a downstairs cloakroom and utility for added convenience.

On the first floor there are three well presented bedrooms inviting plenty of natural light. The primary bedroom comes with built in wardrobes and stunning views of St. Marys! There is a white suite family bathroom ideally located on the same floor. This home boasts excellent storage and off road parking for multiple vehicles.

The 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 patio and multiple seating areas, perfect for hosting a BBQ in the warmer months! There is plenty of vibrant greenery, offering a peaceful setting.

The Location

Station Avenue is located within 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.

The location is perfect for travel links as it is a short 5 minute walk to Warwick train station and a short drive to the M40, A46 and Warwick Parkway Station.

Entrance Hall

Window to front, cupboard with shelves and original tiled flooring.

Lounge

14' 9" x 10' 6" (4.50m x 3.20m)

Bay window to front, original fireplace, carpeted flooring.

Kitchen Diner

16' 9" x 16' 6" (5.11m x 5.03m)

Fitted with a range of wall and base units with Quartz surface over, sink with tiled splashback, built in dishwasher, oven, gas hob and extractor fan. Space for fridge freezer, large store cupboard, laminate flooring, windows to the side and rear as well as two Velux windows.

Utility Room

6' x 5' 11" (1.83m x 1.80m)

Fitted with a range of wall and base units with work surface over, space for washer / dryer, stainless steel sink and laminate flooring.

Cloakroom

Window to side, WC, wash hand basin with storage and laminate flooring.

Landing

Carpeted flooring and store cupboard with shelves and water tank.

Bedroom One

11' 6" x 9' 6" (3.51m x 2.90m)

Bay window to front with lovely views of St. Mary's Church. Full width double wardrobes, loft hatch and carpeted flooring.

Bedroom Two

10' 3" x 7' 7" (3.12m x 2.31m)

Window to rear and carpeted flooring.

Bedroom Three

7' 7" x 6' 3" (2.31m x 1.91m)

Window to rear and carpeted flooring.

Family Bathroom

Shower over bath, WC, wash hand basin, chrome towel rail, vinyl flooring and window to side.

Loft Space

Boarded with ladder and light.

Rear Garden

Corner plot with patio, pebbled seating area, outdoor tap, additional seating area, side access and shed. There is also a summer house with power and light.

Parking

Driveway to front.









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: D Council Tax
 Band: D

Tenure: Freehold

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