





Property Description

This charming property offers everything you need for a spacious family home. There is a driveway to the front for multiple vehicles as well as a lovely front garden.

The lounge is to the front of the home and comes with a log burner, perfect for cosy evenings. Its leads through to the dining room which is ideal for entertaining and family meals. The modern kitchen offers plenty of storage and worktop space for food preparation. There is a bright conservatory to the rear of the home leading out into the private rear garden. Additional benefits of this delightful home is a utility room with ample storage, guest cloakroom and a 2 year old boiler with approximately 8 years warranty remaining.

Upstairs, is the family bathroom with a separate wc, ideal for larger families. There are three well sized light and airy bedrooms with the primary bedroom benefiting from full width built in wardrobes.

The garden is private and enclosed, offering you plenty of privacy to enjoy your outdoor space. There is a delightful patio area for table and chairs as well as a lawned area, ideal for outdoor relaxation and entertaining. There is plenty of vibrant greenery and stunning outdoor shrubbery, offering a picturesque and peaceful setting.

The Location

Foxes Way is a 10 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. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events.

Entrance Hall

Store cupboard and carpeted flooring.

Cloakroom

Window to rear, wash hand basin and WC.

Lounge

14' x 13' 9" (4.27m x 4.19m)

Window to front, log burner and carpeted flooring.

Dining Room

11' 3" x 10' 5" (3.43m x 3.17m)

Sliding door to rear, carpeted flooring and spotlights.

Kitchen

15' 2" x 9' 1" (4.62m x 2.77m)

Fitted with a range of wall and base units with work surface over, space for fridge freezer, dishwasher and range cooker. Spotlights. Window to rear and side, door to rear and laminate flooring.

Utility Room

14' 11" x 6' 11" (4.55m x 2.11m)

Fitted with wall and base units with work surface over, tiled flooring, stainless steel sink and drainer, space for tumble dryer/washing machine and fridge freezer. Door to front and window to rear.

Conservatory

14' 5" x 9' 5" (4.39m x 2.87m)

French doors to rear, wood flooring, spotlights, skylight and door to garden.

Landing

Loft hatch and carpeted flooring.

Bedroom One

12' 8" x 9' 1" door recess (3.86m x 2.77m door recess)

Window to front, full width wardrobes and carpeted flooring.

Bedroom Two

12' 4" x 12' (3.76m x 3.66m)

Window to rear and carpeted flooring.

Bedroom Three

9' 9" x 8' 10" (2.97m x 2.69m)

Window to front and carpeted flooring.

Family Bathroom

Rainfall shower over bath, wash hand basin with storage, WC, spotlights, fully tiled, cupboard housing Worcester boiler. The boiler is 2 years old and has approximately 8 years warranty left subject to it being serviced yearly.

Separate Wc

Window to side, tiled to splashback, wash hand basin and WC.

Loft Space

Part boarded with light and built in loft ladder.

Rear Garden

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

Garage

14' 9" x 8' 8" (4.50m x 2.64m)

Window to rear, power and light.

Parking

Driveway to front for multiple vehicles and garage with power and light.

Car port to side.









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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Tenure: Freehold

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