



**Connells**

Twycross Walk  
Warwick





## Property Description

A spacious three bedroom semi-detached home ideally located within the desirable location of Woodloes, Warwick. This family home offers everything you need for comfortable living and has plenty of natural light throughout. There is off road parking and garage which can be easily accessed to the rear of the property.

Walking up to this charming home you will enjoy the gorgeous surrounding greenery and the privacy this home offers. There is a cosy lounge to the front of the home, offering plenty of space to unwind and relax. To the rear, next to the separate dining area is a modern kitchen with integrated appliances.

Upstairs, there are two double bedrooms, one single bedroom and a family bathroom.

The delightful rear garden comes with an extended patio, perfect for an outdoor seating area and setting up a BBQ to enjoy in the warmer months! The rest of the garden is mainly laid to lawn and has some mature shrubs, offering plenty of greenery.

## Entrance Porch

Tiled flooring and door to hallway.

## Entrance Hall

Storage cupboard and door to lounge.

## Lounge

14' 3" x 13' 11" ( 4.34m x 4.24m )

Bay window to front and laminate flooring.

## Dining Room

11' 1" x 9' 3" ( 3.38m x 2.82m )

Large window to rear and laminate flooring.

## Kitchen

9' 4" x 8' 2" ( 2.84m x 2.49m )

Fitted with a range of wall and base units with work surface over, built in oven, electric hob and extractor fan, tiled to splashback and flooring, space for washing machine and fridge freezer, door and window to rear.

## Landing

Window to side, loft hatch and carpeted flooring.

## Bedroom One

11' 5" x 11' ( 3.48m x 3.35m )

Window to rear and laminate flooring.

## Bedroom Two

11' 8" x 7' 5" ( 3.56m x 2.26m )

Window to front and carpeted flooring.

## Bedroom Three

7' 5" x 6' 11" ( 2.26m x 2.11m )

Window to rear and laminate flooring.

## Family Bathroom

Window to front, storage cupboard with Worcester boiler, shower over bath, WC, wash hand basin.

## Loft Space

Boarded, ladder and light.

## Rear Garden

Mainly laid to lawn enclosed garden with mature shrubs and plants. There is side access a lovely patio and a shed for added convenience.

## Parking

Parking to the rear.

## Garage

Garage to the rear, can be easily accessed from the rear garden.

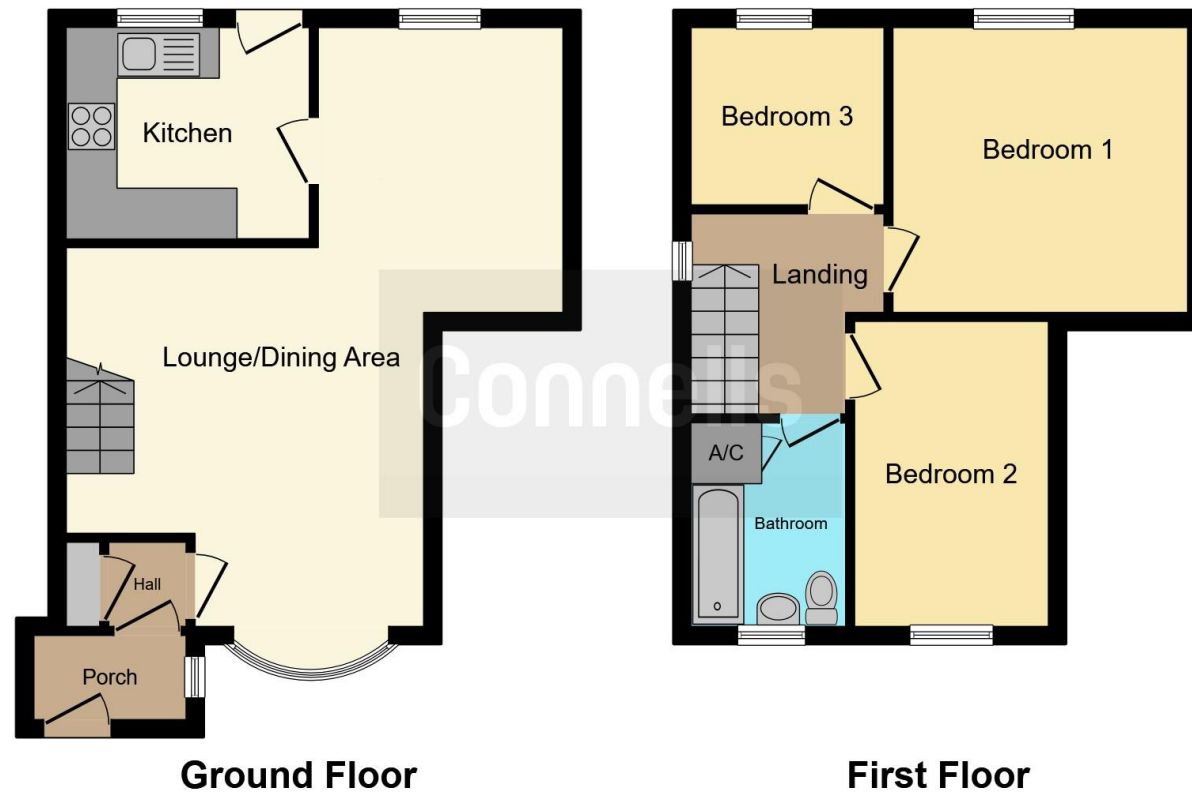












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Tenure: Freehold

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