

for sale

offers over **£400,000**



## Purser Drive WARWICK CV34 6BW

A well presented FOUR bedroom detached house on the popular Chase Meadow development. Converted garage, kitchen / diner, utility room, ensuite and walking distance to local amenities and schools. **VIEWING ADVISED!**



# Purser Drive WARWICK CV34 6BW

## Entrance Hall

Door to front, stairs rising to first floor, laminate flooring and radiator.

## Cloakroom

Wash hand basin, WC and radiator.

## Lounge

14' 5" x 10' 6" ( 4.39m x 3.20m )

Double glazed window to front, fireplace with gas fire, television point and radiator.

## Kitchen / Diner

20' 2" x 8' 7" ( 6.15m x 2.62m )

Fitted with a range of wall and base units with work surface over, stainless steel one and a half bowl sink and drainer, tiling to splashback, built in electric oven, gas hob with cooker hood over, space for fridge freezer, door to utility room, double glazed window to rear and patio doors.

## Dining Room

16' 6" x 7' 10" ( 5.03m x 2.39m )

Double glazed window to front and radiator. Currently being used as a playroom.



## Utility Room

Wall and base units with work surface over, space and plumbing for washing machine, boiler and door to playroom.

## First Floor

### Landing

Stairs rising from ground floor and loft access with pull down ladder and light.

### Bedroom One

13' 7" x 11' 10" ( 4.14m x 3.61m )

Double glazed window to front, television point, two built in wardrobes and radiator.

### Ensuite

Double glazed window to front, shower cubicle, wash hand basin, WC, extractor fan, shaver point and radiator.

### Bedroom Two

11' 2" x 8' 3" ( 3.40m x 2.51m )

Double glazed window to front, built in wardrobes and radiator.

### Bedroom Three

9' 4" x 9' 4" ( 2.84m x 2.84m )

Double glazed window to rear, built in wardrobes and radiator.

### Bedroom Four

9' 5" x 9' 1" ( 2.87m x 2.77m )

Double glazed window to rear, built in wardrobes and radiator.

## Bathroom

Double glazed window to rear, bath with mixer taps and shower over, wash hand basin, WC and radiator.

## Outside

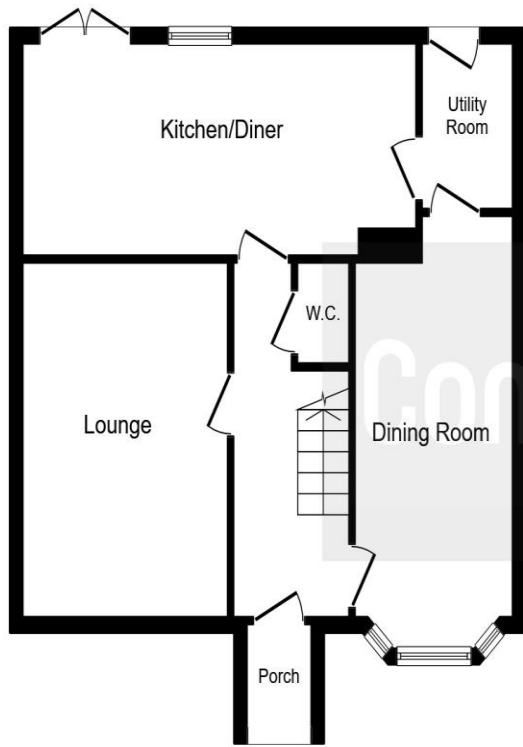
### Front

Laid to lawn with shrub borders, path to front and driveway.

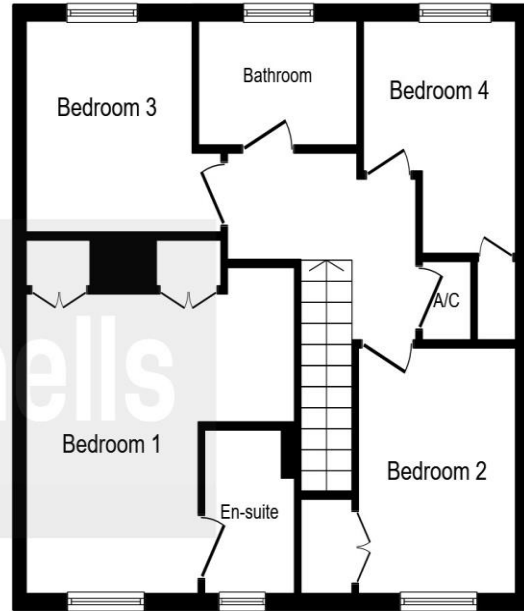
### Rear

South facing garden, mainly laid to lawn with mature shrubs and plants, paved area and decking patio area.





**Ground Floor**



**First Floor**

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**Tenure:** Freehold

**EPC Rating:** C

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