



## 6 TOWNSEND CLOSE

WARWICK, CV34 5TT

- BEAUTIFUL 4 BEDROOM DETACHED
- DRIVEWAY & GARAGE
- BREAKFAST KITCHEN WITH KARNDÉAN FLOORING
- MODERN DOUBLE GLAZING & GAS CENTRAL HEATING
- IMMACULATE PRESENTATION THROUGHOUT
- WEST FACING GARDEN
- INTERNAL OAK DOORS & BANNISTER
- EPC RATING C



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## THE PROPERTY

### PROPERTY

This stunning home has been cared for by its present owners and decorated to a high standard. Entering the front of the property you are greeted by a bright entrance with bespoke oak doors allowing light to flow through the property. You come to the lovely modern kitchen with modern fitted units and a breakfast bar. Leading into the spacious living area you are greeted by a very modern living room and attached dining room with French doors that can lead directly into the garden bringing you an open and inviting feel throughout the living areas.

To the first-floor accommodation you have four double bedrooms. This property also benefits from having a great sized family bathroom and a separate toilet. To the rear of the property, you have a very well maintained west-facing garden with well-maintained lawns and greenery surrounds providing that extra bit of privacy we all crave. To the front of the property, you have a single garage and a driveway with a dropped curb.

We expect high demand for this lovely home, so please call our friendly team in our Kenilworth office.

### LOCATION

The characterful Market Town of Warwick offers a wonderful central location for travel all over the country with Townesend Close offering particularly easy access to Leamington Spa, the A46 and



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## THE LOCATION

the M40. With an array of delightful independent eateries and retailers, Warwick is a major attraction for those visiting its famous Castle and Racecourse.

There are many green spaces including the much loved St Nicholas Park together with its varied amenities and Swimming Pool. Schooling, also very well regarded, offers choices of both Girls and Boys Private Schools and many local Primary and Secondary Schools are also "Outstanding". Emscote Primary and both Trinity and Myton Secondary Schools are within easy reach. Warwick train station provides a service to London Marylebone and is in walking distance.

Leamington Train Station is around 2 miles away. The M40 (Junction 15) is only 2.0 miles away and is approximately a 7 minute drive. (ALL TIMES AND DISTANCES SOURCED FROM GOOGLE)

# THE FLOORPLAN

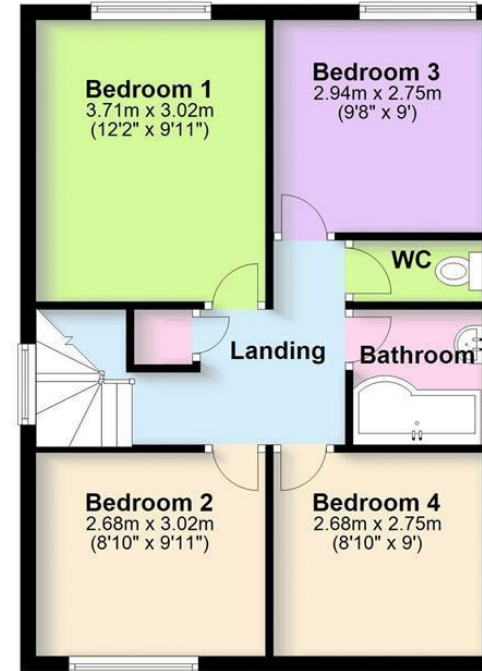
## Ground Floor

Approx. 62.9 sq. metres (676.7 sq. feet)



## First Floor

Approx. 49.5 sq. metres (532.6 sq. feet)



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