



JULIE PHILPOT
RESIDENTIAL



14 Henderson Road | Warwick | CV34 5AQ

A delightful detached modern home, constructed 7 years ago with the remaining term of the NHBC guarantee available. This super property is in a popular location conveniently located for easy access to Warwick town centre, train station, children's play area, canal towpaths and commuting. The accommodation is well planned, has three good size bedrooms, the master with an en-suite, two bedrooms have built in wardrobes. On the ground floor is the lounge/diner with direct access to the garden, kitchen/breakfast room and cloakroom. To the outside is the added benefit of a garage, driveway and pleasant, sunny garden.

Offers Over £400,000

- Modern Detached Home
- Three Bedrooms, Master En-Suite
- Lounge/Diner & Modern Kitchen
- Garage & Driveway Parking



Property Description

ENTRANCE DOOR

ENTRANCE HALL

With tiled floor, radiator, smoke detector and door to:

KITCHEN/BREAKFAST ROOM

11' 1" x 8' 6" (3.38m x 2.59m)

A modern kitchen/breakfast room having an 'L' shaped round edged worksurface, one and a half bowl sink unit and range of cupboard and drawer units with matching wall cupboards. Integrated appliances to include: dishwasher, washing machine, four ring gas hob, electric oven, extractor hood and tall fridge/freezer. Radiator, tiled floor and space for breakfast table and chairs.

CLOAKROOM

With w.c., pedestal wash basin, radiator, tiled floor and complementary wall splashback tiling.

LOUNGE/DINER

20' 7" x 12' 8" (6.27m x 3.86m)

Located to the rear of the property with Amtico flooring, two radiators, tv aerial and broadband connection. French doors lead to the rear garden. Staircase to first floor.

FIRST FLOOR GALLERIED LANDING

With built in storage cupboard, radiator, smoke detector and access to roof storage space.

MASTER BEDROOM

11' 6" x 10' 5" (3.51m x 3.18m) Exc Wardrobes

With radiator, tv aerial connection and built in triple sliding door wardrobes. Door to en-suite.

EN-SUITE SHOWER ROOM

Having fully tiled shower enclosure with newly fitted (2024) Mira shower, pedestal wash basin, w.c., and complementary tiling. Extractor fan and radiator.

DOUBLE BEDROOM TWO

9' 8" x 9' 7" (2.95m x 2.92m) Excl Wardrobes

With built in double wardrobe having sliding doors. Radiator and rear garden views.

BEDROOM THREE

9' 7" x 8' 7" (2.92m x 2.62m)

A good size third bedroom with radiator and rear garden views.

BATHROOM

Having panelled bath with fixed head and hand held shower attachment, glazed shower screen, w.c., and pedestal wash basin. Complementary tiling and extractor fan.

OUTSIDE

GARAGE

There is a single integral garage with the property that has an up and over door, light and power. The gas boiler is located in the garage.

DRIVEWAY PARKING

To the front of the property is an additional driveway with parking for two vehicles in addition to the garage.

GARDENS

The front of the property has an area of lawn with side access that leads to the rear garden which is primarily laid to lawn having timber fencing forming the boundaries and a timber shed.

TENURE

The property is Freehold. There is a Maintenance Charge of £283.00 per annum payable to HML Property Management Ltd this relates to the communal maintenance of the grass areas, verges and outdoor space including play area.



Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

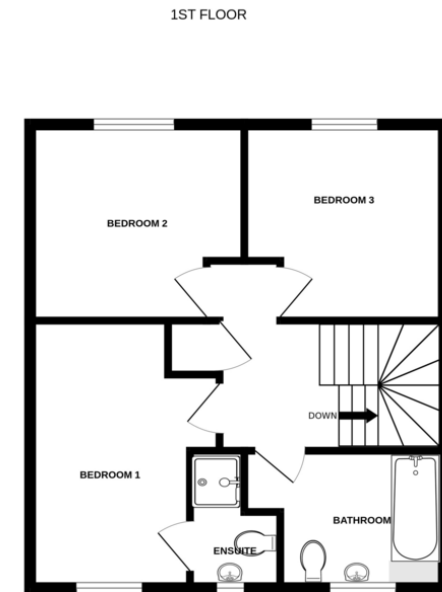
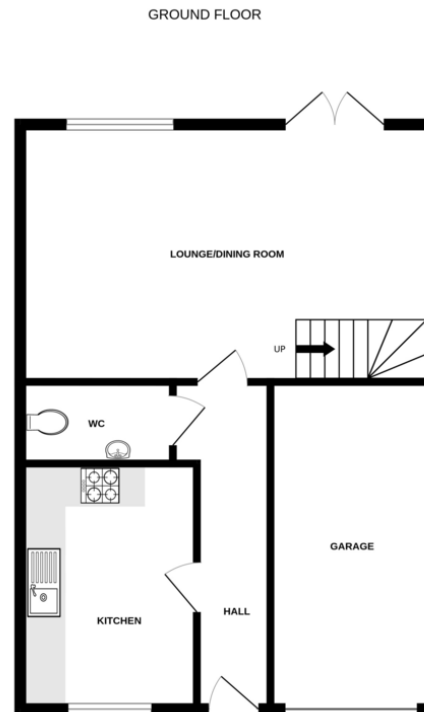
Strictly by appointment

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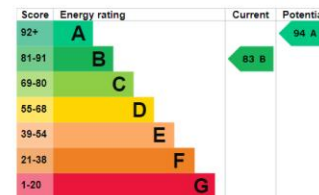
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60