



Jackdaws Drive, Warwick

Offers Over £595,000

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Jackdaws Drive, Warwick

This is a beautifully presented and extended detached family home set in a popular location in Warwick. This is conveniently positioned being close to local shops and amenities, within easy reach of local transport links including the M40 and within walking distance, approximately 1.4 miles to Warwick school and Myton school. The property has been improved and finished to the highest of standards throughout comprising an entrance hall, large open plan kitchen dining family room, living room, utility, study, four sizable bedrooms with bedroom one being ensuite, family bathroom, attractive rear garden, large frontage and driveway, and an oversized garage.





Entrance Hall

With door to the front, stairs leading top the first floor, large storage cupboard and Karndean herringbone flooring.

Lounge

A generous size with an attractive bay window to the front, television point and a feature inset electric fire place.

Kitchen/Diner/Family Room

A beautiful and extended space with a modern shaker style fitted kitchen with contrasting solid worksurface over, integrated appliances including a five ring gas hob with extractor over, double electric oven, microwave, fridge freezer and dishwasher. Also having a Belfast style sink with brass style monobloc tap, large kitchen island with breakfast bar and window to the rear. There is space for dining table and chairs to comfortably seat eight to ten adults, space for sofa and informal seating, television point, bifold doors leading to the patio, three Velux style roof lights and Karndean herringbone flooring.





Utility Room

With wall and base mounted units with worksurface over, integrated washing machine, space for tumble dryer, boiler housing unit and door to the side giving access to the driveway.

Study

With window to the front.

WC

With WC and pedestal sink.



Landing

With loft access and airing cupboard.

Bedroom One

A good sized room with window to the front, fitted wardrobes and television point.

Ensuite

With walk in shower with dual heads, WC, sink vanity unit and window to the front.



Bedroom Two

A double room with window to the rear.

Bedroom Three

Another double room with window to the rear and built in wardrobes.

Bedroom Four

A double room with window to the front and built in wardrobes.





Bathroom

With bath and shower over, vanity sink unit, WC and window to the rear.



Garage

An oversized single garage with electricity and up and over door.



Garden

An attractive southerly facing garden with large patio, lawn and secure gated access leading to the driveway.

Driveway

A large space to the front and side of the property allowing parking for multiple cars.

General Information

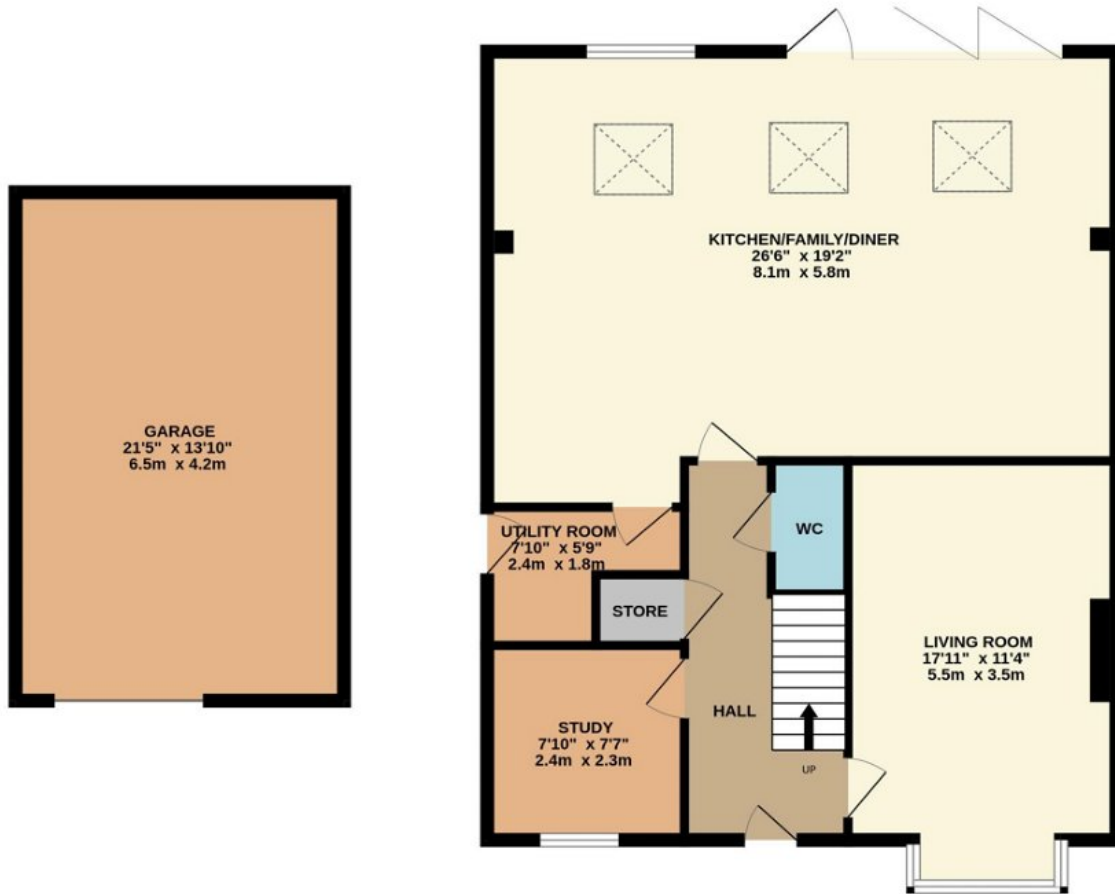
Tenure: The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

Services: We have been advised by the vendor that mains gas, water, electric and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

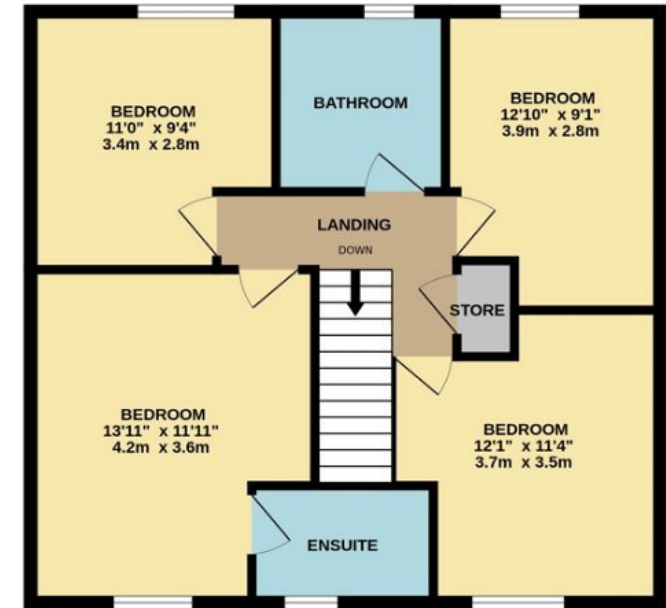
Rights of Way: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

Council Tax: Council Tax is levied by the Local Authority and is understood to lie in Band F.

GROUND FLOOR
1181 sq.ft. (109.8 sq.m.) approx.



1ST FLOOR
658 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA : 1840 sq.ft. (170.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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