

6 Bolingbroke Drive, Warwick
Offers Over £800,000

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A substantial and very well presented, three storey, seven bedroom, four bathroom detached property on the popular Warwick Gates Development. Briefly comprising entrance hall, large kitchen diner with bifold doors opening onto the landscaped garden, a similarly sized living room again with bifold doors onto the garden, a utility room, a second reception room, a study, a further reception room currently being used as a music studio and a downstairs WVC. On the first floor are five bedrooms, four of which are very good sized doubles and two with ensuites. There is also a family bathroom with a modern suite. On the second floor are a further two bedrooms both are very large doubles, with one being of a size to be used as a cinema room. There is also a smart shower room and airing cupboard. Outside to the rear is the aforementioned landscaped garden and to the front is a considerable drive for at least four vehicles. To the side of the house is storage for bikes and garden equipment.

At approximately 3100 square feet or around 295 square metres this property offers flexible living and ideal for multi-generational accommodation, or for those looking for substantial working from home space. It is a short commute to the region's major employers such as Jaguar Land Rover and National Grid as well as Warwick School, Kings High and Kingsley schools. Opportunities to purchase a property of this size and at this price point are rare, and therefore interest is expected to be very high. Book your own appointment early to avoid disappointment. Call us today.

Council Tax Band - G - £3,574 per year

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