



Linen Street, Warwick

CV34 4DS

In Excess of £300,000



Have you been searching for that unique property with the 'Wow Factor' but struggled to find that certain 'Je Ne Sais Quoi'? Do you like the juxtaposition of character with contemporary? Would you like to be within a 4-minute stroll of the Warwick Town Centre Market Square, but not be right in the thick of things? How about having lovely walks over the Warwick Racecourse and parkrun just at the bottom of the street? Then this fabulous two double bedroom Victorian Terrace home could be the one for you.

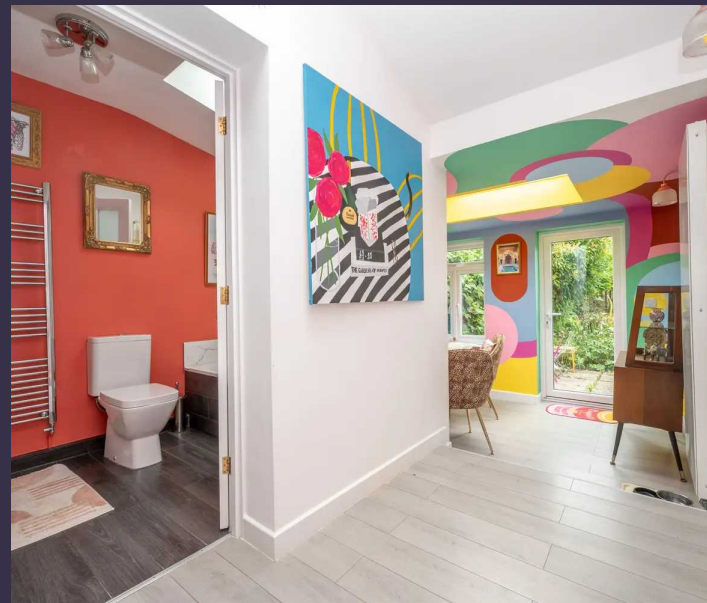
Since the current owner has lived here the property has been lovingly and meticulously extended and renovated over the years and its clear to see that no expense has been spared. The finish and attention to detail is great with the little design features such as bespoke carpentry in the living room, kitchen, bedroom and even storage under the stairs, to the chosen kitchen units and utility area and the garden/dining room that is the rear extension, highlights the thought and care that has gone into this home.

The living room is at the front, your eyes are immediately drawn to the beautiful, ornate original fireplace, a constant reminder of the history and age of the property, a lovely cosy feel to the room having an open fireplace and plenty of room for a comfy sofa and armchair to relax on. You could imagine using this room as a more formal room or a quieter space to escape to as the rest of the downstairs has been opened to create a flowing, light, bright and airy space. A door opens to the kitchen area.



The kitchen is fitted with white gloss units and complimentary worksurfaces over and space for appliances. There is under unit lighting creating some ambience. The thought has gone into the cupboards; there is a double larder cupboard and a cleaning cupboard tall enough to hide away the hoover and ironing board. Bespoke carpentry fitted shelving within the chimney breast, makes a great place to place cookery books and ornaments. The stairs rise from here and under the stairs there has also some bespoke shelving fitted, currently utilised as shoe storage. A kitchen where you can conjure up some culinary masterpieces.

From here your eye is immediately drawn through the rest of the property to the stunning garden/dining area and the fantastic garden beyond. A step down to a spacious inner hallway that could be utilised as a study area that has a Velux window ensuring that this area is flooded with light. An alcove to the left is where there is space and plumbing for the washing machine and tumble dryer to be neatly stacked out of the way. Next along is the bathroom; being fitted with a four-piece suite comprising bath and separate shower cubicle, another Velux window flood the room with light. All the Velux windows are electric, controlled by a panel located in the inner hallway.



To the rear is the garden/dining area which has been painted by a famous muralist, this brightly decorated room brightens the darkest of days and lightens your mood. A lovely area for entertaining or just a great space to chill with a good book.



Upstairs, there are two double bedrooms and equal in size both showcasing original fireplaces. The bedroom to the front boasts original stripped floorboards, a bespoke fitted cupboard one side houses the gas central heating combi boiler, and the other has shelving ideal for handbags or linen, aiding in keeping the room decluttered and there is also a deep built in cupboard/wardrobe.

The bedroom located on the rear has a wonderful view; at this time of year is a mass of luscious green trees and over to Hill Close Gardens and off to the right in the distance there is a glimpse of the Racecourse.

One of the big compromises of a character property so close to town is usually the outside space, but this is not the case here. The garden is a good size and private too and the 'icing on the cake' is that it faces South. There are two seating areas; a patio area closest to the house where you can place a garden table and chairs for al-fresco dining and a further area to the bottom of the garden where a pergola has a mature rose covered roof providing the most wonderful place to enjoy lazy coffee mornings or relax reading a good book or sipping your favourite cocktail. There is also a deep flowerbed planted with mature plants and trees. Rear gated access enters a shared rear access, where the immediate row of terraces all enters on to, providing access from each garden round to the street.





Council Tax band: C

EPC Energy Rating: D

Tenure: Freehold

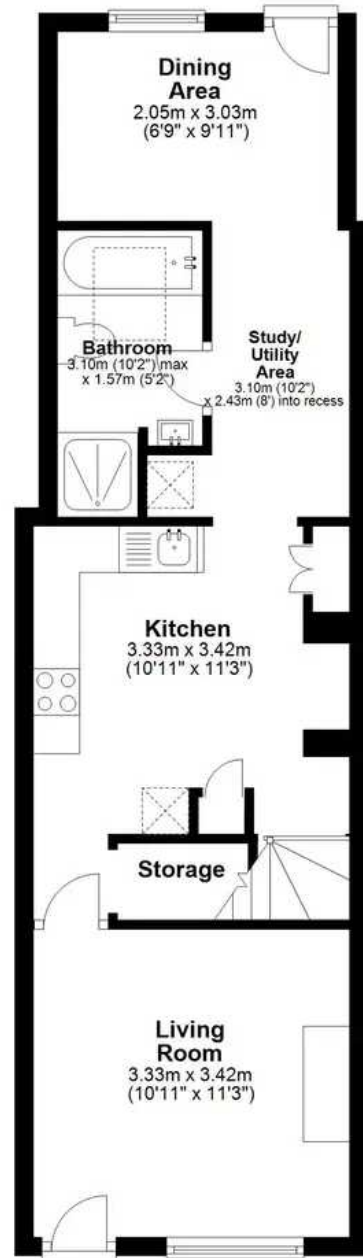
All mains services connected

- Extended Victorian Mid-Terrace Home
- Two Double Bedrooms
- Living Room with Ornate Original Fireplace
- Modern Kitchen
- Modern Four-piece Bathroom Suite
- Study Hallway/Utility Area
- Garden/Dining Area
- South Facing Private Rear Garden
- Highly Sought After Location
- Close to Town Centre & Warwick Racecourse



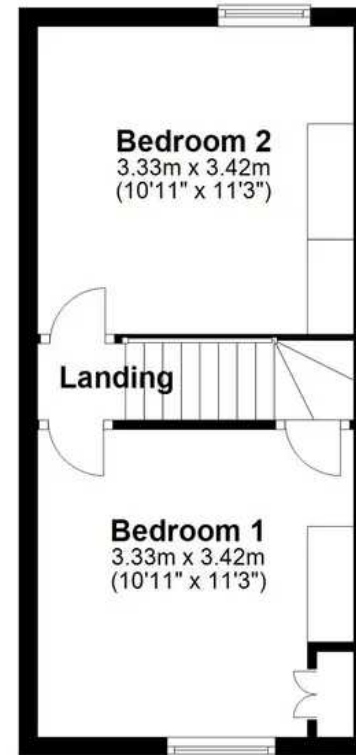
Ground Floor

Approx. 42.9 sq. metres (461.6 sq. feet)



First Floor

Approx. 26.3 sq. metres (283.1 sq. feet)



Total area: approx. 69.2 sq. metres (744.7 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.
Plan produced using PlanUp.





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