



Connells

Nightingale Avenue
Warwick



Property Description

Immaculate three storey semi-detached home occupying a highly sought after and convenient location and within easy access of local amenities.

Having been lovingly maintained by the current owner, this modern property boasts a tasteful and stylish finish throughout, beginning with a welcoming entrance hall, downstairs cloakroom, study/fourth bedroom and open plan kitchen living area. On the first floor there is the spacious lounge and master bedroom with en-suite. The second floor comprises two further bedrooms and the main family bathroom.

Externally the property is approached via an attractive lawned garden. There is a driveway and garage to the side while to the rear is a beautifully landscaped rear garden.

Approach

Via pathway

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor. Comprising a built-in storage cupboard, a radiator, laminate flooring and doors to study, w/c and the kitchen/living area.

Downstairs W/C

Fitted with a wash hand basin, low level W/C, a radiator and laminate flooring.

Study/Bedroom Four

6' 1" x 9' 2" (1.85m x 2.79m)

Comprising a radiator and double glazed window to front elevation.

Open Plan Kitchen/Living Area

12' 9" x 23' 6" (3.89m x 7.16m)

Fitted with a range of white high gloss wall and base units with complimentary work surfaces over and upstand, incorporating a sink and drainer unit. There are integrated appliances to include; an electric oven, gas hob with cooker hood over, a dishwasher, washing machine and fridge/freezer. Comprising an under stairs storage cupboard, ceiling spotlights, a radiator, laminate flooring and doors leading to the garden.

First Floor Landing

The stairs lead from the hallway. Comprising a radiator and doors to the lounge and master bedroom. With stairs rising to the second floor.

Lounge

11' 9" x 12' 9" (3.58m x 3.89m)

Light and airy lounge which can be used as a bedroom. Comprising a radiator and two double glazed windows to front elevation.

Bedroom One

10' x 13' (3.05m x 3.96m)

The master bedroom comprising a radiator, two double glazed windows to rear elevation and a door to;

En-Suite

Fitted with a three piece suite, comprising a wash hand basin, shower cubicle, low level W/C, partly tiled walls, a heated towel rail and a double glazed window to side elevation.

Second Floor

Comprising a radiator and doors to bedroom two and three as well and the family bathroom.

Bedroom Two

11' 4" x 12' 9" (3.45m x 3.89m)

Double bedroom with restricted head height and comprising a radiator, a built-in cupboard housing the central heating boiler.

Bedroom Three

12' 9" max x 9' 3" max (3.89m max x 2.82m max)

Double bedroom comprising a built-in storage cupboard, a radiator and two skylights.

Bathroom

Fitted with a three piece suite, comprising a wash hand basin, bath, low level W/C, partly tiled walls, a radiator and a double glazed window to side elevation.

Outside

Rear Garden

Beautifully maintained garden being mainly laid to artificial grass and fence enclosed. Comprising a patio area and gated side access.

Parking

Driveway to side providing off road parking for several cars.

Garage

17' 9" x 9' 7" (5.41m x 2.92m)

Single garage having power and light and an up and over door.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold

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