



Connells

Lavender Close
Warwick



Property Description

An immaculate four-bedroom detached family home located near local amenities, shops, and schools, with a new primary school and a country park due to be developed. This home features a bay-fronted lounge, an open plan kitchen/dining room & a separate utility area. With four generously sized bedrooms with ensuite to master and main family bathroom all on the first floor. Additionally, the property offers an extremely private and low maintenance rear garden, a driveway for two cars, and a single garage. This home provides the perfect combination of convenience and comfort for a family.

Approach

Via a private road leading to the driveway.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and an under stairs storage cupboard. With doors to the lounge and kitchen/dining room.

Lounge

16' 5" x 10' 8" (5.00m x 3.25m)

Bay-fronted, light and airy lounge comprising a radiator.

Kitchen/Dining Room

13' 4" x 21' 7" (4.06m x 6.58m)

Modern and immaculate kitchen/dining, fitted with wall and base units with complimentary work surfaces over and upstand, incorporating a sink and drainer unit.

Integrated appliances to include; a double electric oven, four ring gas hob with cooker hood over, a dishwasher and fridge/freezer. Comprising a built-in storage cupboard, laminate flooring, ceiling spotlights, a vertical radiator, French doors leading to the garden and a door to the utility room.

Utility Room

6' 6" x 5' 8" (1.98m x 1.73m)

Fitted with work surfaces incorporating a sink and drainer unit and providing space for a washing machine and space for a tumble dryer. Comprising a radiator and double glazed window to side elevation and a door to the downstairs W/C.

Downstairs W/C

Fitted with a wash hand basin, low level W/c, a radiator, laminate flooring and a double glazed window to rear elevation.

First Floor Landing

The stairs lead from the hallway. Comprising two built-in storage cupboards, a radiator and access to the loft via a hatch. With doors to all bedrooms and the main family bathroom.

Bedroom One

15' 2" x 10' 8" max (4.62m x 3.25m max)

Generously sized bay-fronted master bedroom having fitted wardrobes, a radiator and a door to;

En-Suite

Fitted with a three piece suite to include; a wash hand basin, shower cubicle and a low level W/C. Comprising a shaver point, partly tiled walls, laminate flooring and a double glazed window to front elevation.

Bedroom Two

15' 1" x 10' 1" max (4.60m x 3.07m max)

Generously sized double bedroom comprising a radiator and a double glazed window to front elevation.

Bedroom Three

12' 1" x 10' 8" max (3.68m x 3.25m max)

Double bedroom with a radiator and a double glazed window to rear elevation.

Bedroom Four

10' 3" x 9' 8" max (3.12m x 2.95m max)

Double bedroom having a radiator and a double glazed window to rear elevation.

Bathroom

Fitted with a three piece suite to include; a wash hand basin, bath with shower over and a low level W/C. Comprising a shaver point, partly tiled walls, laminate flooring, a heated

towel rail and a double glazed window to rear elevation.

Outside

Rear Garden

Beautifully maintained and private rear garden being mainly laid to lawn and fence enclosed. Comprising a patio/seating area and gated side access.

Parking

Driveway to the front providing off road parking for two cars.

Garage

19' 6" x 9' 9" (5.94m x 2.97m)

Having power and light, with 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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