



24 Griffin Road
Warwick CV34 6QX
Offers Over £695,000

24 Griffin Road

Being offered for sale with the benefit of no onward chain, this is a rare opportunity to purchase a modern detached bungalow offering excellent three bedroomed accommodation and being attractively positioned within a no-through road. Providing ideal accommodation for those looking to downsize from a larger family home, whilst also being large enough to house a family in its own right. Notable features of the gas centrally heated accommodation include a comfortable lounge, together with separate dining room and conservatory. The three bedrooms are complemented by en suite facilities to the master and a family bathroom. Externally there is a delightful landscaped garden to the rear, together with ample block paved parking for approximately four cars, giving direct access to a double garage. This attractively designed and comfortably proportioned detached bungalow is additionally well placed for access to both Warwick and Leamington Spa.

LOCATION

Griffin Road is a no-through road lying off Dodd Avenue, close to Myton Road and therefore being exceptionally well placed for access to the centres of both Warwick and Leamington Spa. Additionally, the property is within a short walk of both Myton School and Warwick School, both of which are positioned on Myton Road. Despite its tucked-away location, there are also excellent local road links available including links to the Midland motorway network, notably the M40, with regular commuter rail links being in operation from both Warwick and Leamington Spa.

ALL ON THE GROUND FLOOR

Period style replacement entrance door opening into:-

ENCLOSED PORCH ENTRANCE

With central heating radiator and inner door to:-

'L' SHAPED RECEPTION

HALLWAY

With access trap to the roof space, central heating radiator, built-in airing cupboard housing insulated hot water cylinder and panelled style doors radiating to:-

LOUNGE

5.23m x 3.96m (17'2" x 13'0")

With open coal effect living flame gas fire set into a marble surround and hearth with Adam style fireplace, dual aspect double glazed windows and central heating radiator.

DINING ROOM

3.43m x 2.92m (11'3" x 9'7")

With oak laminate flooring, central heating radiator and sliding double glazed door giving access through to:-

CONSERVATORY

5.18m x 2.21m (17'0" x 7'3")

A pleasant sun lounge overlooking the rear garden and having oak effect double glazed windows surrounding, central heating radiator, ceramic tiled floor and double glazed French style doors opening into the garden itself.

KITCHEN

3.35m x 2.87m (11'0" x 9'5")

Being fitted with a range of units in a light wood grain finish comprising extensive coordinating base cupboards, drawers and wall cabinets, the base cupboards being surmounted by granite effect worktops with ceramic tiled splashbacks, there also being an inset four burner stainless steel gas hob with concealed filter hood over, fitted electric oven by Bosch having storage above and below, space and plumbing for dishwasher, double glazed window, ceramic tiled floor, central heating radiator and door to:-

UTILITY ROOM

2.31m x 1.57m (7'7" x 5'2")

Being fitted to match the kitchen with base cupboards, drawers and inset stainless steel sink unit with granite effect worktop and tiled splashback. Space and plumbing for washing machine and tumble dryer, window to conservatory, central heating radiator, door giving access to side passageway and further door to:-

CLOAKROOM/WC

With low level WC having concealed cistern, surface mounted wash hand basin with cupboard below, obscure double glazed window and central heating radiator.

COVERED PASSAGEWAY

Off which there is a built-in storage cupboard and from which doors give external access to both the front and rear of the property, together with a personnel door to the garage.

MASTER BEDROOM

3.71m x 2.92m (12'2" x 9'7")

With a range of fitted wardrobing extending across one end of the room, UPVC double glazed window overlooking the rear garden, central heating radiator and door to:-

EN SUITE SHOWER ROOM

With low level WC, inset wash hand basin with cupboards below, walk-in shower enclosure with sliding door giving access and fitted shower unit, obscure double glazed window, central heating radiator and chrome towel warmer.

BEDROOM TWO

3.56m max x 3.02m (11'8" max x 9'11")

With fitted double wardrobe providing hanging and storage space, double glazed window and central heating radiator.

BEDROOM THREE

3.68m max x 2.79m (12'1" max x 9'2")

With fitted wardrobing providing hanging and storage space, double glazed window and central heating radiator.

PRINCIPAL BATHROOM

Being fully ceramic tiled with three piece suite comprising low level WC, pedestal wash hand basin, panelled bath with electric shower unit over and glazed shower screen, obscure double glazed window and central heating radiator.

OUTSIDE

Features

Attractive Detached Bungalow

Pleasant cul-de-sac Location

Two Reception Rooms

Kitchen and Utility

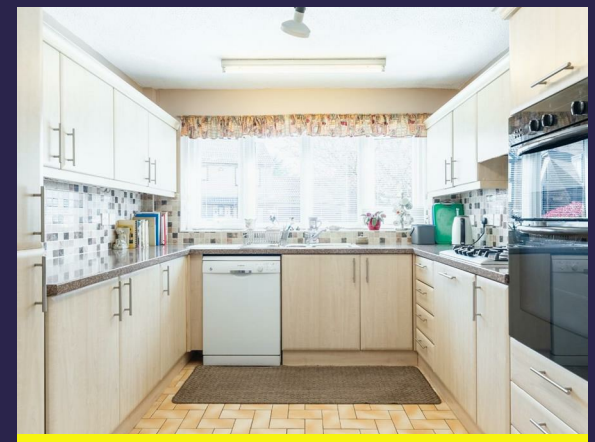
Double Glazed Conservatory

Three Bedrooms

Two Bathrooms

Ample Block Paved Parking

Double Garage





Floorplan

Ground Floor



Total area: approx. 152.0 sq. metres (1636.1 sq. feet)

General Information

Tenure
Freehold

Fixtures & Fittings

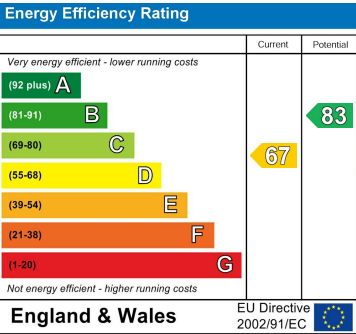
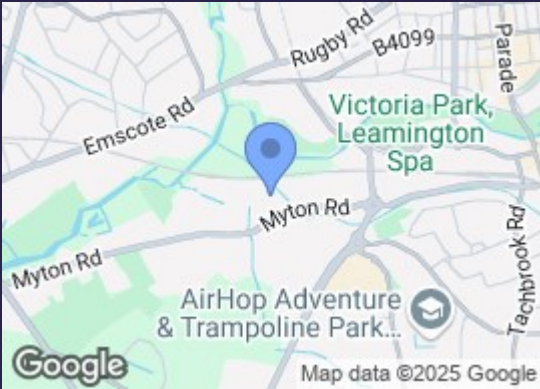
Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band F - Warwick District Council



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