

Peter Clarke



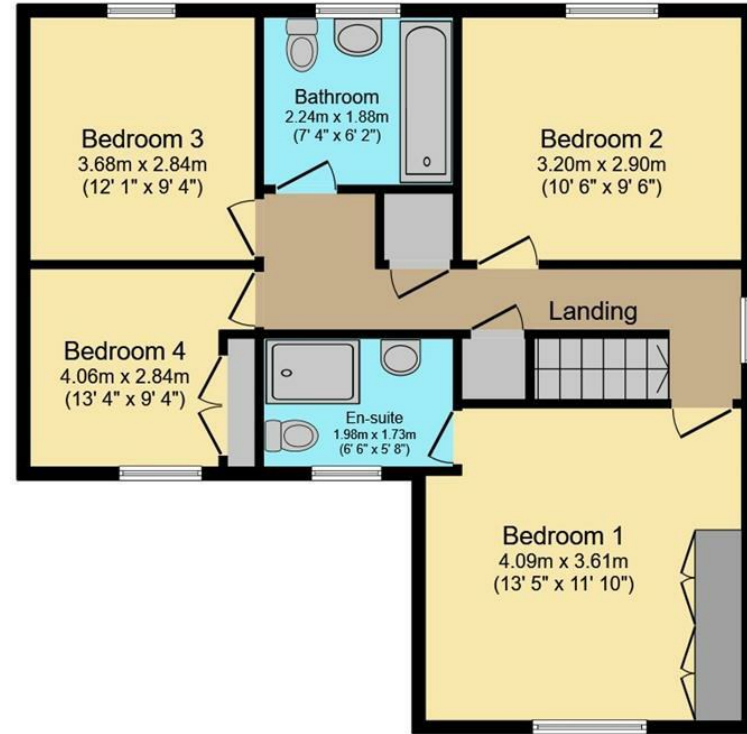
58 Hardwick Field Lane, Warwick, CV34 6LN

# 58 Hardwick Field Lane, Warwick, CV34 6LN



## Ground Floor

Floor area 65.9 m<sup>2</sup> (710 sq.ft.)



## First Floor

Floor area 65.4 m<sup>2</sup> (703 sq.ft.)

TOTAL: 131.3 m<sup>2</sup> (1,413 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)



- Four Double Bedroom Detached Home
- En-Suite Shower Room & Family Bathroom
- Kitchen Dining Room
- Formal Dining Room
- Living Room
- Guest W.C
- Utility
- Lawned Gardens
- Driveway Parking & Garage
- EPC Rating TBC



Offers In Excess Of  
£500,000

A spacious and well presented, four double bedroom detached family home situated on the ever popular Chase Meadow development in Warwick. Situated within easy reach of the fantastic local amenities as well as Warwick town centre, schools, the train station and commuter links. Having generous internal accommodation comprising large entrance hall with guest W.C, living room, dining room, kitchen dining room and utility. To the first floor are four well proportioned double bedrooms. and en-suite shower room and family bathroom. Outside the property offers side by side off road parking for two cars, an attached single garage and beautifully maintained lawned gardens to front and rear. The property also features an integrated audio system with ceiling mounted speakers in the Kitchen, Dining Room & Living Room, installed from new.

#### Entrance Hall

A spacious and bright entrance hall having stairs rising to the first floor landing and providing access to the guest W.C, Living Room, Dining Room and Kitchen as well as benefitting from a large cloaks storage cupboard.

#### Guest W.C

Featuring a white suite with low level W.C and pedestal wash and basing and having a front facing, obscured and double glazed window to the front elevation.

#### Living Room

A lovely dual aspect room with ample space for two large sofas, accessed from the entrance hall.

#### Dining Room

The dining room is also accessed from the hall and benefits from a large bay window with French doors opening on to the rear garden.

#### Kitchen Dining Room

Comprising a range of cherry wood effect wall and base mounted, shaker style units with contrasting quartz work tops over and an inset sink and drainer complemented by a range of integrated appliance including, gas hob with over head extractor, electric oven, full size dishwasher and fridge freezer, the kitchen also benefits from a large rear facing window overlooking the rear garden and provides ample room

for a dining table and chairs, with internal door opening into the utility.

#### Utility

Featuring a range of units matching the kitchen and providing space for plumbing for a washer dryer, this ample utility also boasts side access to the residents footpath via a double glazed composite door.

#### To The First Floor

##### Bedroom One

A large double bedroom with front facing double glazed window, benefitting from two double fronted built in wardrobes and having internal access to the en-suite shower room.

##### En-Suite Shower Room

Comprising a three piece white suite with low level W.C, pedestal wash hand basin and enclosed shower cubicle with glass screen, having centrally heated towel rail and front facing and obscured, double glazed window.

##### Bedroom Two

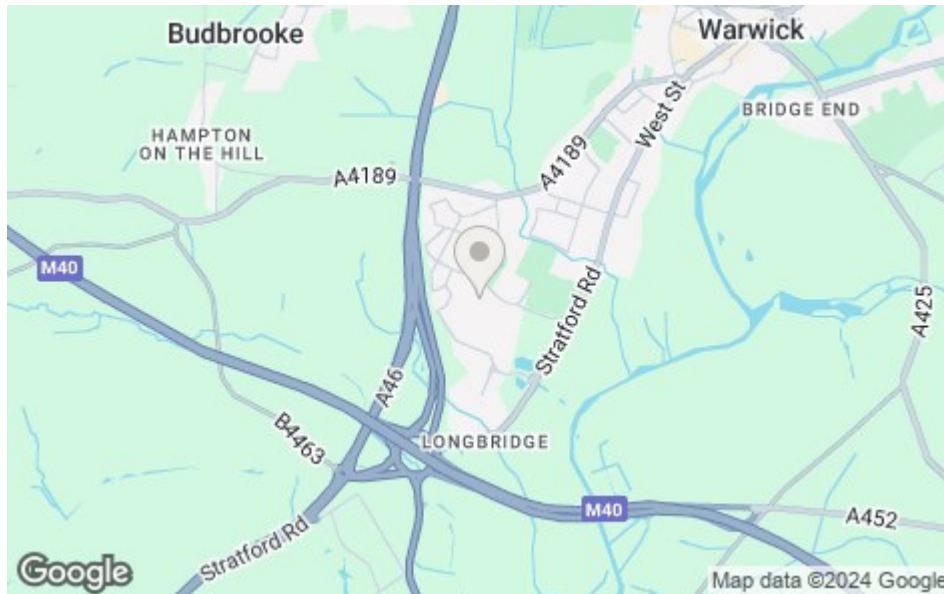
Another generous double bedroom, also benefitting from built in storage wardrobes and having a front facing double glazed window.

##### Bedroom Three

The third double is also a well proportioned double room and has lovely views over the rear garden.







#### Bathroom

Featuring a white suite with low level W.C, pedestal wash hand basin and panelled bath with shower over, benefitting from a centrally heated towel rail and obscured and double glazed window.

#### Bedroom Four

The fourth bedroom is also a capable double room with rear facing double glazed window over looking the rear garden.

#### Outside

##### To The Front

To the front of the property is a beautifully kept, lawned fore garden with well stocked beds, sitting along side this is a block paved driveway enabling off road parking for 2 cars side by side. From the driveway you can access the attached single garage via the up and over door, the garage also benefits from power and lighting and has a rear facing pedestrian door opening onto the rear garden.

##### To The rear

To the rear of the property is a stunning fence enclosed and well maintained, lawned rear garden with paved dining terrace accessible directly from the dining room and having footpaths leading to a secondary dining terrace located in the lower right hand side of the garden. In addition there is gated side access and an outside tap.

#### General Information.

**TENURE:** The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains gas , electric, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie

in Band E

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: TBC. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent, Peter Clarke Leamington Spa.

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





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