

Peter Clarke



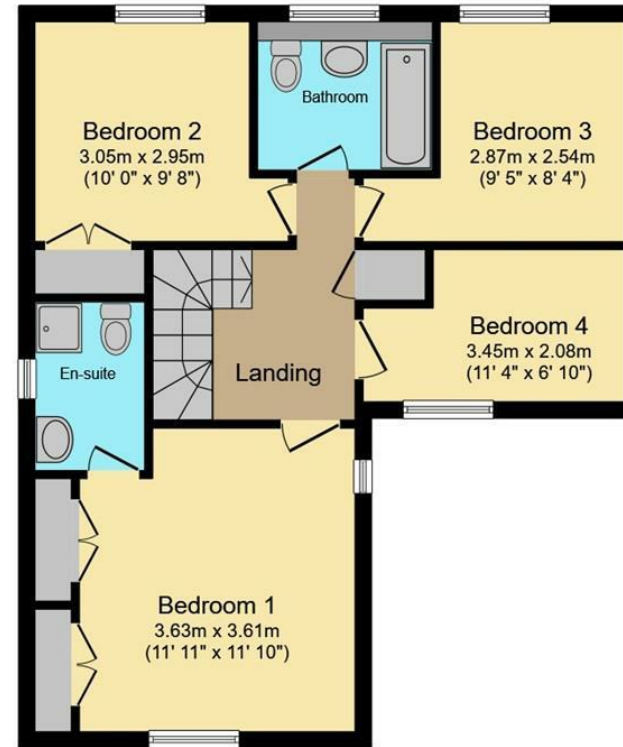
6 Wake Grove, Warwick, CV34 6PN

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Ground Floor

Floor area 65.1 m² (701 sq.ft.)



First Floor

Floor area 57.2 m² (616 sq.ft.)

TOTAL: 122.3 m² (1,317 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



- Detached family home
- Four generous bedrooms
- Family bathroom and principal en suite
- Two reception rooms
- Kitchen/breakfast room
- Utility and Guest WC
- Driveway and single garage
- No forward chain
- EPC Rating D



Offers In Excess Of
£475,000

A spacious and ideally located four bedroom family home, offering scope for modernisation and extension (STTP), situated on the popular Chase Meadow development in Warwick lying within easy reach of fantastic local schooling, Warwick town centre and commuter links. This home is available with no forward chain and has interior accommodation briefly comprising large entrance hall, guest WC, bay fronted living room, kitchen/breakfast room, utility and dining room. To the first floor are four generous bedrooms, the principal of which benefits from an en suite shower room, and a further family bathroom. Outside, the property features a lawned foregarden, driveway parking for two cars, an attached single garage with rear access and a southerly facing lawned rear garden.

NO FORWARD CHAIN

APPROACH

accessed from Wake Grove via a tarmac driveway leading up to open fronted canopy porch and composite and double glazed front door, which in turns opens into:

ENTRANCE HALL

The entrance hall gives way to living room, kitchen/breakfast room, dining room and guest WC and has stairs rising to the first floor landing and benefits from timber floorboards and useful understairs storage cupboard.

BAY FRONTED LIVING ROOM

This well proportioned bay fronted living room has a large double glazed window to the front elevation, with additional side facing double glazed window. Featuring a centrally mounted gas fireplace with tiled hearth and timber mantel.

KITCHEN/BREAKFAST ROOM

comprising a range of off white wall and base mounted units with contrasting granite effect work surfaces over and an inset one and one half bowl stainless steel sink and drainer unit with chrome monobloc tap with additional filtered water tap. Having integrated fan assisted oven, four ring gas counter top mounted hob and overhead extractor and space and plumbing provided for dishwasher and undercounter fridge. With a rear facing double glazed window and open archway leading through to:

UTILITY ROOM

housing the boiler and benefiting from white fronted base mounted units with contrasting granite effect work surfaces over and has a stainless steel sink and drainer. Space and plumbing provided for both washing machine and tumble dryer. Further to this, there is a ceiling mounted extractor fan and double glazed side access door leading to paved side footpath.

GUEST WC

This two piece suite comprises low level WC and pedestal wash hand basin, and has a double glazed window to the front elevation.

DINING ROOM

accessed from the entrance hall and sitting next to the Kitchen/Breakfast Room, the well proportioned dining room has a rear facing double glazed window and french doors giving views and direct access on to the south facing lawned rear garden and dining terrace.

FIRST FLOOR LANDING

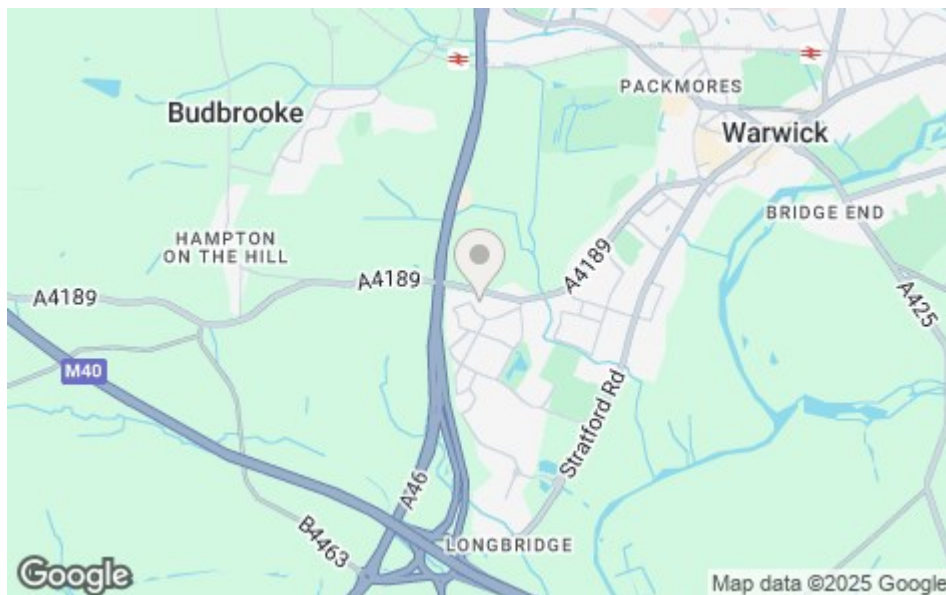
has stairs rising from entrance hall and gives way to all four bedrooms and the family bathroom.

BEDROOM ONE

This sizeable double bedroom benefits from two large double fronted built in storage wardrobes providing both shelving and hanging storage space. In addition, there are dual aspect windows to both front and side elevations, and internal door opening into:







EN SUITE SHOWER ROOM

comprising a three piece white suite with low level WC, pedestal wash hand basin and enclosed shower cubicle with mains fed shower and folding glass screen. With obscured double glazed window to the side elevation.

BEDROOM TWO

The second double bedroom also benefits from a large built in storage wardrobe and has a rear facing double glazed window overlooking the lovely southerly facing lawned rear garden.

FAMILY BATHROOM

comprising a three piece white suite with low level WC, pedestal wash hand basin and panelled bath having electric shower over and fixed glass screen. With obscured double glazed window to the rear elevation.

BEDROOM THREE

The third bedroom is capable of taking a double bed and has a rear facing double glazed window and useful eaves storage cupboard.

BEDROOM FOUR

The fourth and final bedroom is a well sized single room with front facing double glazed window.

OUTSIDE TO THE FRONT

is the tarmac driveway enabling side by side off road parking. This leads up to the:

ATTACHED SINGLE GARAGE

benefiting from an up and over garage door with pedestrian rear access from the rear garden, and having both power and lighting provided.

OUTSIDE TO THE REAR

is a fence enclosed mature lawned rear garden featuring a paved rear dining terrace accessible from the utility and dining room.

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 water, gas, electric 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: XXX. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

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