



4 Great Field Drive, Warwick, Warwickshire, CV34 6TN



- Semi-detached three bedroom residence, on a corner plot
- Ever popular Chase Meadow development
- Beautifully maintained and presented
- Good size rear garden
- Tandem parking for two vehicles
- Double glazed, gas fired central heating and full fibre connected



Offers In Excess Of £325,000

Located on the ever popular and desirable Chase Meadow development, an excellent three bedroom corner-plot, semi-detached residence. Beautifully maintained and presented, the property provides stylish and comfortable living. Well planned and with the benefit of good size rear garden, and tandem parking for two vehicles. In close proximity are local shopping and amenities and the town centre and regional travel by road and rail is close by. Double glazed, gas fired central heating and full fibre connected, the property also includes the New England style shutters where fitted, together with fitted carpets.

#### ACCOMMODATION

Canopy porch to entrance hall with stairs to first floor, tiled floor, bookshelves. Cloakroom with wc, wash hand basin, fitted cupboard. Sitting room with bay window to front, French doors to rear, fireplace, inset electric fire. Kitchen/dining room with range of base and wall cupboard and drawer units, single stainless steel sink, space for washing machine, double fan assisted oven, integrated fridge, freezer and dishwasher, four ring AEG gas hob and hood over, space for dining table and chairs. Sitting room with door to rear terrace.

Landing. Bedroom One with two windows, built in wardrobes. En suite shower room with wc, wash hand basin and corner shower. Bedroom Two with storage/wardrobe over head of stairs. Bedroom Three. Bathroom with wc, wash hand basin and bath with shower over.

Outside there is a lawned foregarden to the front, tandem parking for two vehicles, space for bins and gated access to rear garden with a terrace immediately adjoining the rear of the property and lawned gardens beyond which occupies a good size and has potential.

#### 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 electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating.

**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 D.

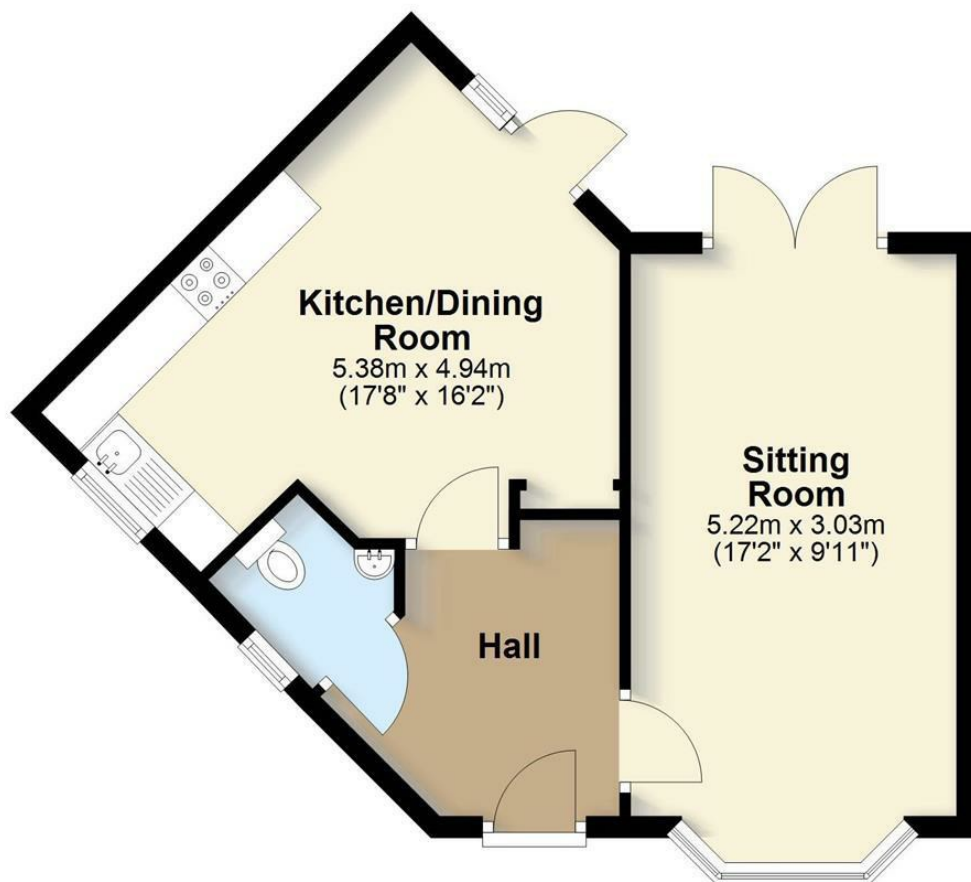
**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** C. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.



## Ground Floor

Approx. 40.5 sq. metres (436.0 sq. feet)



## First Floor

Approx. 40.2 sq. metres (432.3 sq. feet)

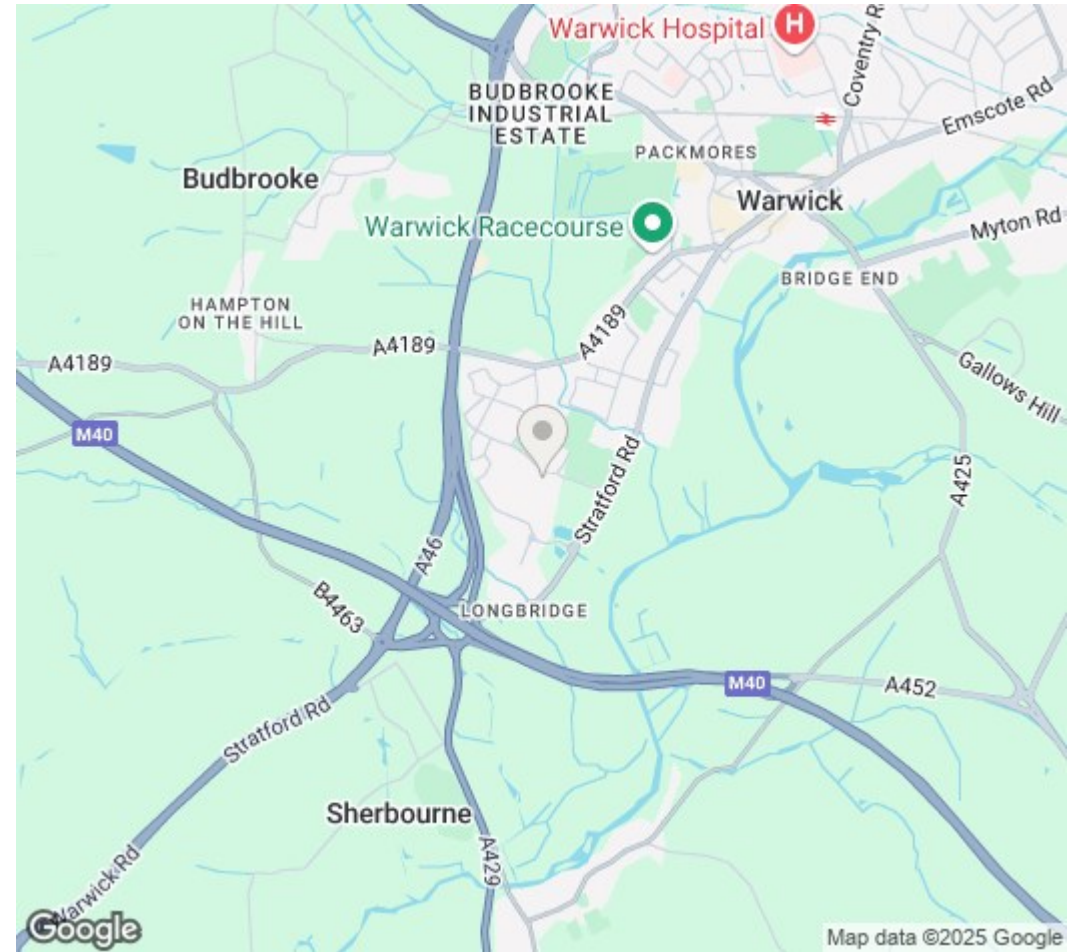


Total area: approx. 80.7 sq. metres (868.3 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact







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