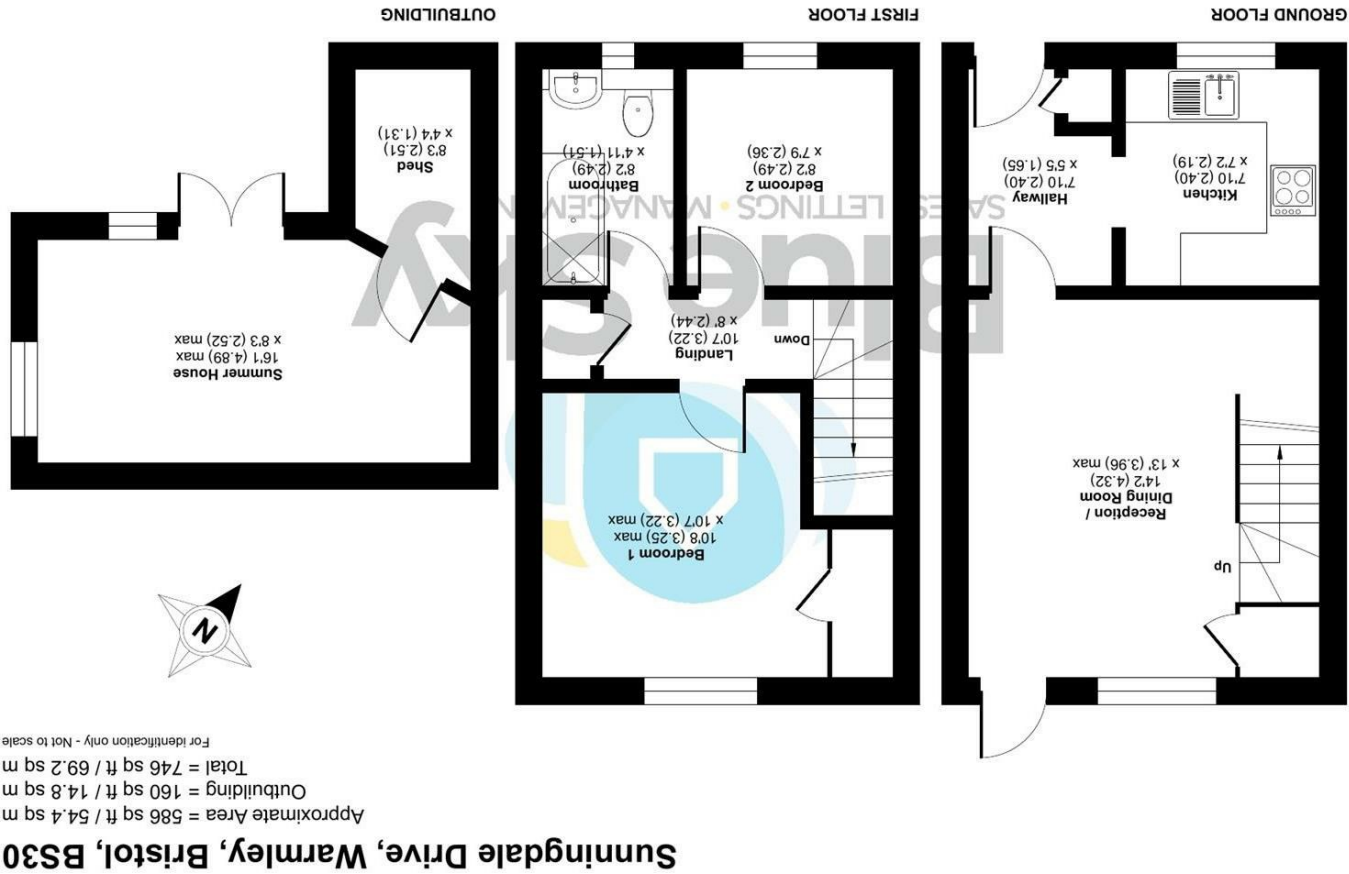






Council Tax Band: C | Property Tenure: Freehold

2 BEDROOM SEMI-DETACHED HOUSE LOCATED IN THE CUL-DE-SAC OF SUNNINGDALE DRIVE IN WARMLEY!! The property has been meticulously maintained by the current vendors, ensuring it is presented to a good standard throughout. The house features a recently refurbished kitchen with partly fitted appliances, and a welcoming lounge / diner that provides a perfect space for relaxation or entertaining guests. With two well-proportioned bedrooms, this home is ideal for small families, couples, or individuals seeking a comfortable living environment. The bathroom is conveniently located, catering to the needs of the household. One of the standout features of this property is the lovely summer house situated in the rear garden, providing an excellent opportunity for outdoor leisure or a creative workspace. The garden itself is a pleasant retreat, perfect for enjoying the warmer months. For those with vehicles, the property boasts parking for two vehicles, ensuring convenience and ease of access. The peaceful cul-de-sac location enhances the appeal, offering a sense of community while remaining close to local amenities and transport links. This semi-detached house on Sunningdale Drive is a wonderful opportunity for anyone looking to settle in a serene and well-maintained environment. With its attractive features and prime location, it is sure to attract interest from a variety of buyers.



Hallway
7'10" x 5'5" (2.39m x 1.65m)
Double glazed door into hallway, wood effect floor, storage cupboard, radiator, fuse box.

Kitchen
7'10" x 7'2" (2.39m x 2.18m)
The kitchen has been recently refurbished consisting of matching wall & base units with worktops, sink with mixer taps & drainer, tiled flooring, extractor fan, double glazed window to front, the following appliances are built in:- electric oven with induction hob & extractor hood above, slimline dishwasher, wine fridge, there is space for the following appliances:- washing machine & fridge/freezer.

Lounge / Diner
14'2" x 13' (4.32m x 3.96m)
Double glazed window and door to rear, stairs to first floor, storage cupboard, wood effect flooring, radiator.

Landing
Stairs to ground floor, loft access, airing cupboard housing gas combi boiler.

Bedroom 1
10'8" x 10'7" (3.25m x 3.23m)
Double glazed window to rear, storage cupboard, radiator.

Bedroom 2
8'2" x 7'9" (2.49m x 2.36m)
Double glazed window to front, radiator.

Bathroom
The bathroom was refurbished in 2024 consisting of bath with shower above, wash hand basin with storage, WC, 2x wall mounted storage cupboards, wall mounted mirrored cabinet, wall mounted mirror, shaver points, heated towel rail, aqua panelling, tile effect flooring, extractor fan, obscured double glazed window to front.

Front Garden
Mostly laid to lawn with pathway leading to front door, gated side access to rear garden, trees & bushes, outside water tap & lighting.

Rear Garden
Low maintenance rear garden consisting of decking & lawn areas, gated side access to the front, pond structure (fish & pond mechanisms will not be staying), fences enclosing, outside power & lighting, access to the summer house & shed.

Summer House
16'1" x 8'3" (4.90m x 2.51m)
Double glazed French doors & 2x windows to the garden, power, lighting, storage under the fitted seating, access to the shed.

Shed
8'3" x 4'4" (2.51m x 1.32m)
Storage space, power & lighting, accessed from the summer house.

Parking
Two parking bays allocated to the left of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

