



DEANSWAY, WOODLOES

complete ●●●
SALES & LETTINGS





A double story extended 1970's having 4/5 bedroom semi-detached family home situated in Woodloes Warwick - having undergone a lot of refurbishment by the current owners. The over 1300 ft.² home comprises of porch, entrance hall, lounge diner, stylish kitchen, ground floor shower/utility, office/bedroom five upstairs for well proportioned bedrooms, en-suite and a family bathroom. There is block paved off-road parking for 2 - 3 cars and a good sized rear garden. The property is well positioned for the local convenience stores, the local Primary School, pub, other amenities include the doctors, pharmacy, hairdressers and other shops. Woodloes is well positioned on the fringe of countryside of Warwick but also having good access to the town centre and train station.

It's in the detail...

Porch

We have a modern composite entrance door with side UPVC double glazed windows leads into the good size porch which has marble effect tile flooring and a painted timber door to the hallway.

Entrance Hall

With marble effect polish tiled flooring, a carpeted staircase leading to the first floor with storage cupboards below. There is coving, radiator, doors through to the study/bedroom, lounge diner and the kitchen.

Office/Bedroom 5

A multipurpose reception room with a UPVC double glazed window to the front elevation, marble effect white tiled flooring, coving, feature wallpaper wall, fitted cabinets and a radiator.

Living Dining Room

With the continuation of the marble effect white tiled flooring into the lounge diner with a uPVC double glazed window to the front elevation and large uPVC double glazed French doors to the garden with security shutters. There is a radiator.

Kitchen

A white handleless glass kitchen with marble effect tiled flooring, splash-backs & worktops with a black sunken sink with gold instant boiler water mixer tap. There's a five-ring glass gas hob with mirror Mosaic splash-back and extractor over. A fitted AEG oven, undercounter freezer, fitted dishwasher, intelligent pull-out corner racking, a fitted fridge freezer, and cupboard housing the Baxi gas combination boiler. A uPVC double glazed door leads to the garden, down-lights, coving and a door to the ground floor shower/utility.

Shower / Utility Room

Continuation of the marble effect tiled flooring, there is a toilet, bidet, handbasin with mixer tap, space and plumbing for a washing machine, black framed shower enclosure with modern marble effect tiling and a chrome rainfall thermostatic shower with handheld attachment. There is an extractor, a towel radiator and a uPVC double glazed window.

Landing

Carpeted landed with painted balustrade, loft hatch to the boarded loft which has a ladder and a light. Airing cupboard and doors to the four bedrooms and family shower room.

Bedroom One

A spacious double bedroom with two uPVC double glazed windows to the front elevation wall of fitted wardrobes, stairwell boxing with cupboard and useful shelf. There is a door through to the en-suite.

En-Suite

A wonderfully fitted en-suite with modern marble effect tiled floor and walls, floating ceramic handbasin with black mixer tap, black framed bi-folding shower door with rainfall black thermostatic shower with handheld attachment. There is a toilet, extractor and a uPVC double glazed window.

Bedroom Two

A spacious double bedroom with a large uPVC double glazed window to the front elevation, fitted wardrobes with high-level cupboards and there is a radiator.

Bedroom Three

A double bedroom with feature wallpaper and a large uPVC double glazed window



overlooking the garden. There is coving and a radiator.

Bedroom Four

A double bedroom with timber effect laminate flooring, coving, radiator and a uPVC double glazed window overlooking the rear garden.

Family Bathroom

A stylish fully tiled bathroom with marble effect tiling, black framed glass shower enclosure with white anti-slip shower tray and a large rainfall black thermostatic shower with handheld attachment. There is a toilet, stylish copper bowl sink with vanity storage cupboard and surface-mounted flexible mixer tap. There is an extractor, a grey towel radiator and a mirror cabinet with LED lighting. There is a uPVC double glazed window and Under Floor Heating.

Rear Garden

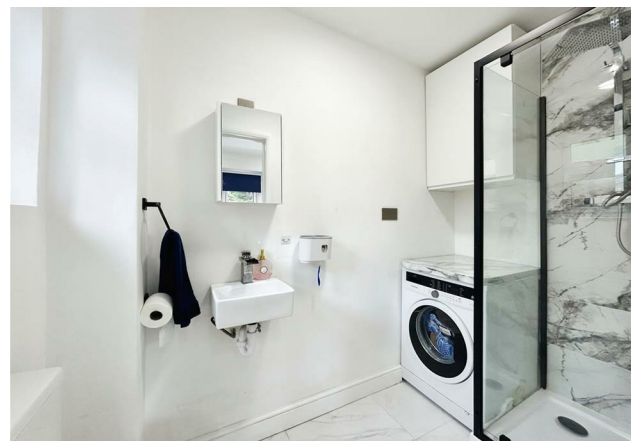
A good sized low maintenance garden laid to stone with retaining brick wall with steps. Bedding borders and secure gate to the front.

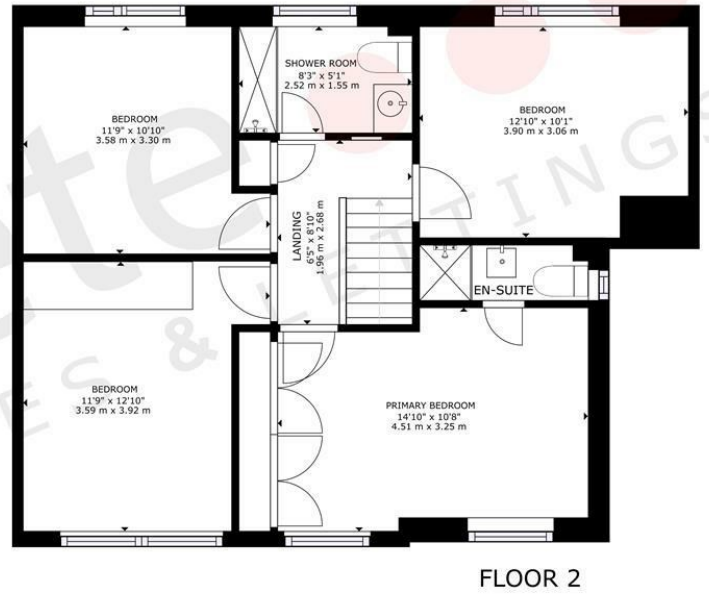
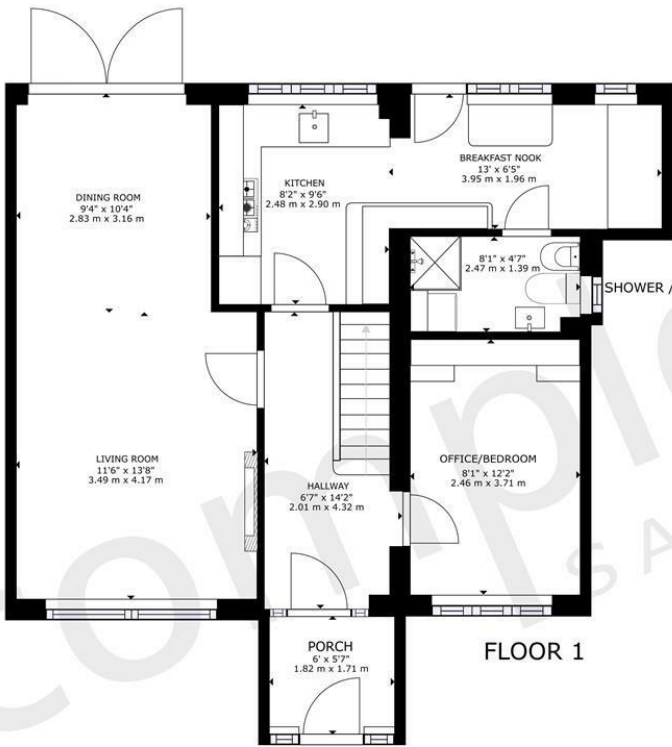
Front Parking

A large block paved drive for parking three vehicles.

Location

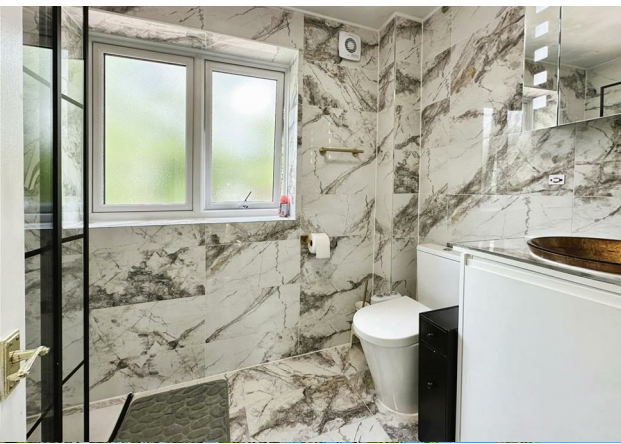
Set in The Woodloes Park next to the Grand Union Canal and beautiful green walks, a 1970s home just minutes from Leamington and Warwick - both towns are renowned for architecture, schooling, shopping and a large selection of dining for all tastes and good access to Warwick Parkway train station and major road links such as the M40 and A46. There are nice country walks and residents often walk down to the Saxon Mill- a public house and renowned restaurant. Woodloes Park has an array of local amenities including GP surgery, a pub and shops. There is a bus stop located close by on Primrose Hill. Warwick Hospital is 0.6 miles away and Warwick Train Station is 0.8 miles away offering direct routes to Birmingham and London.





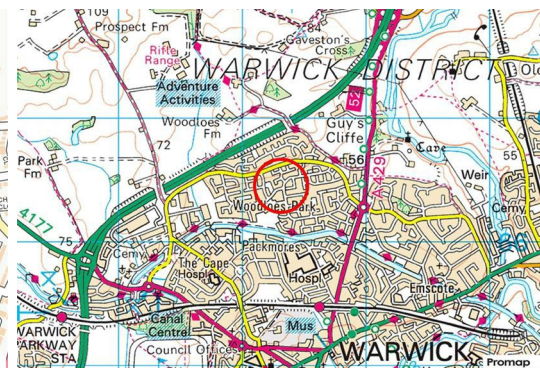
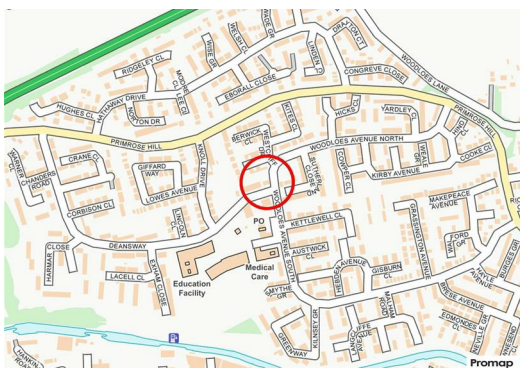
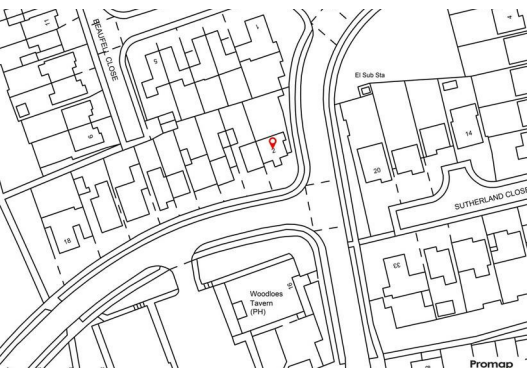
complete ●●●
SALES & LETTINGS

GROSS INTERNAL AREA
 FLOOR 1: 719 sq ft, 66.77 m², FLOOR 2: 720 sq ft, 66.9 m²
 EXCLUDED AREAS; CARPORT: 874 sq ft, 81.17 m², PATIO: 1450 sq ft, 134.7 m²
 TOTAL: 1439 sq ft, 133.67 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.





- 1970's Semi Detached
- Four/Five Bedrooms
- Stylish Kitchen Breakfast
- Utility / Ground Floor Shower Room
- Rear Garden & Drive
- Double Storey Extension
- Lounge/Diner
- First Floor Bathroom & En-Suite
- Office/Bedroom Five
- Walking To Station & Hospital



DEANSWAY, WARWICK

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-28) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW
 Tel: 01926 887723
 sales@complete247.co.uk
 www.complete247.co.uk

complete ●●●
 SALES & LETTINGS