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GODFREY-PAYTON
CHARTERED SURVEYORS



10 Burges Grove

Warwick, CV34 5TN

Guide price £395,000



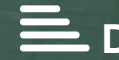
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10 Burges Grove

Woodloes, Warwick, CV34 5TN

Requiring immediate inspection stands this well maintained extended link-detached family home situated on the fringe of the highly sought-after residential development known as the 'Woodloes'. The property boasts easy access to the town centre and an abundance of amenities, popular pubs, coffee houses and restaurants, whilst benefiting from links to the north and south via the M40 motorway corridor and the towns railway station with links to London and Birmingham centres of commerce.

Approach/Front Garden

Set well back from the roadside behind a lawn fore garden with gravel and shrub borders, tandem block paved driveway with extends to one side via a carport with metal up & over door to side garage and uPVC front door allowing access to the main accommodation.

Entrance Hall

Staircase rising to the first floor and decorative glazed doors allowing access to:

Lounge 4.87m x 3.31m

A comfortable main reception room having bow window and further uPVC double glazed window to front elevation. The focal point of the room stands a feature fire surround.

Breakfast Kitchen 4.86m x 3.31m

This enviable open plan kitchen enjoys a range of matching floor and wall mounted units with extensive roll top work surfacing, integrated washing machine, dishwasher and built-in ceramic hob with extractor over with double oven to one side, window overlooking the patio area with 1 1/4 sink unit beneath. To the breakfast/dining area of the room a wide opening allows access to:

Extended Family area 3.29m x 2.82m

Having views over the rear garden via uPVC double glazed windows with 'French' doors to one side with laminate flooring.

Guest Cloakroom

Adjacent to the kitchen area this useful washroom offer a low flush WC, wash hand basin and ceramic flooring.

First Floor Landing

Having hatch access to loft space and uPVC double glazed window to one side.

Bedroom 1 3.21m x 2.55m

Benefiting from a part mirrored wardrobe to one side and uPVC double glazed to front elevation.

Bedroom 2 3.39m x 2.68m

Having a part run of mirror fronted wardrobes and uPVC window to rear elevation.

Bedroom3/Study 2.32m x 2.29m

A versatile room with uPVC window to front elevation.

Family Bathroom

This multi functional bathroom boasts floor to ceiling tiling to a white suite which comprises a panel bath, pedestal wash hand basin, low flush WC and corner shower cubicle with heated towel rail to one side.

Rear Garden

Having paved patio are with external water point, gated side access to the front of the property, feature steps rising to a central lawn are with bordering shrubs and small evergreen bushes. To one side an up & over garage door allows access to:

Side Garage 4.76m x 2.41m

Having a further door returning to the side carport, power and lighting whilst neatly housing the central heating boiler.

Services

All main services are connected to the property and the heating is by means of central heating.

Tenure

The property we understand is 'Freehold', but a prospective purchaser is recommended to check and confirm this with their legal representative. The property will be sold with vacant possession.

Energy Performance Certificate

The energy rating of this property is 'D' and a full copy can be found and downloaded from www.epcregister.com

Local Authority

Warwick District Council, Riverside House, Milverton Hill, Leamington Spa, CV32 5HZ.





Floor Plan



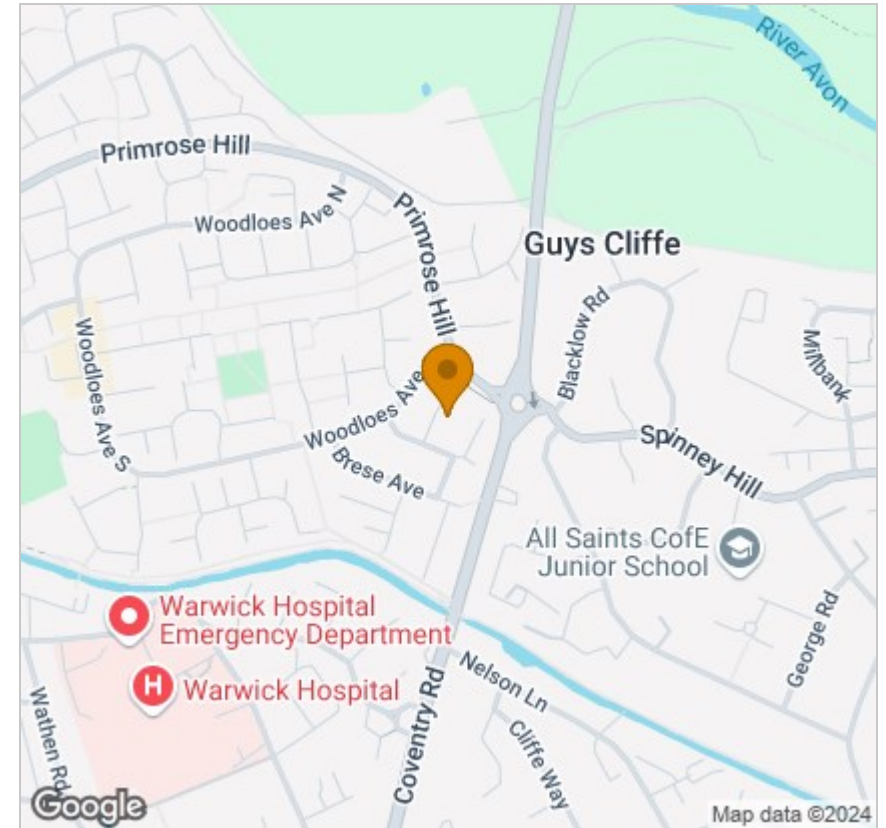
Viewing

Please contact our Warwick Office on 01926 492511 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

