



GODFREY-PAYTON
CHARTERED SURVEYORS



18 Dickins Road
Warwickshire, CV34 5NR

Guide price £549,500



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Warwick, Warwickshire, CV34 5NR

**** We are delighted to announce an Open Day on Friday 21st February between 2:30-4:30 Viewing is by Appointment Only****

Commanding a superb corner plot position within the heart of a highly sought after residential setting within the town, stands this extended family detached offering four bedroom accommodation rising over three floors boasting versatile accommodation throughout. The property is ideally situated to local amenities and sits between the historic towns of Warwick and Leamington Spa which both offer an abundance of shopping facilities, popular coffee house, restaurants/pubs and easy access to enviable transport links which includes national train networks in both towns and the M40 motorway corridor linking the area to London and Birmingham centres of commerce. The property benefits from 'No Chain'.

Approach

Set back behind a mature tree lined green area, the property has a walled parking area/driveway and open porch with glazed door allowing access to the main accommodation.

Entrance Hall

A delightful focal point of the ground floor which has natural wooden staircase rising to the first floor, engineered Oak finished flooring extending to most of the ground floor, door to guest cloakroom which has 1/2 height tiling, low flush WC and corner wash hand basin.

Sitting Room

Having bay window to front elevation, feature flooring and recessed spot lighting to ceiling.

Study

Having recessed spot lighting to ceiling and window to front elevation.

Dining Breakfast Kitchen

This impressive open plan kitchen offers a range of freestanding solid wood units, range cooker, work surfacing with built-in 'Belfast' style sink with window offering views over rear garden, opening to utility area offering plumbing, modern wall mounted central heating boiler. The dining area has glazed doors to rear garden and interconnecting door allowing access to:

Conservatory

This great addition to the floor has uPVC double glazed windows and roof light units glazed double doors allow access to the rear garden.

First Floor Landing

Having windows to front and side elevations, solid wood balustrade rising to the second floor and engineered Oak flooring extending to all bedrooms.

Bedroom One

A generous sized principle bedroom with bay window overlooking the tree lined green to fore, recessed spotlighting to ceiling and archway giving access to:



Ensuite

Access is gained via a small dressing area with built-in mirror fronted wardrobes to either side. the ensuite provides a white suite comprising a corner shower cubicle with tiled splash back which extends to a pedestal wash hand basin, and low flush WC, obscure glazed window to rear elevation, chrome heated towel rail and recessed spot lighting.

Bedroom Three

Having window overlooking the rear garden.

Bedroom Four

Having window to rear elevation.

Family Bathroom

Having floor to ceiling tiling to a white suite which comprises a paneled bath, recessed shower cubicle with rainfall shower head, low flush WC, pedestal wash hand basin, chrome heated towel rail and recessed spot lighting to ceiling.

Second Floor

The landing area has solid wood balustrade, skylight window and recessed spot lighting.

Guest Bedroom/Teenage Suite

A versatile room with Velux skylight windows.

Washroom

Having floor to wall tiling to a low flush WC, pedestal wash hand basin with chrome heated towel rail and Velux skylight window.

Rear Garden

Being laid to lawn with sunken block paved patio area with gated side entry, decked side terrace with external water point.

NB

At the point of preparing these sales particulars we have not seen any documentation confirming building or fire regulations for the original conversion of the second floor, therefore a prospective purchaser is recommended to investigate this via their legal representative during the legal process.

Services

We understand that all main services are connected to the property and the heating system is by means of gas fired central heating to radiators throughout.

Tenure

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

Local Authority

Warwick County Council

Riverside House, Milverton Hill, Leamington Spa, CV32 5HZ.

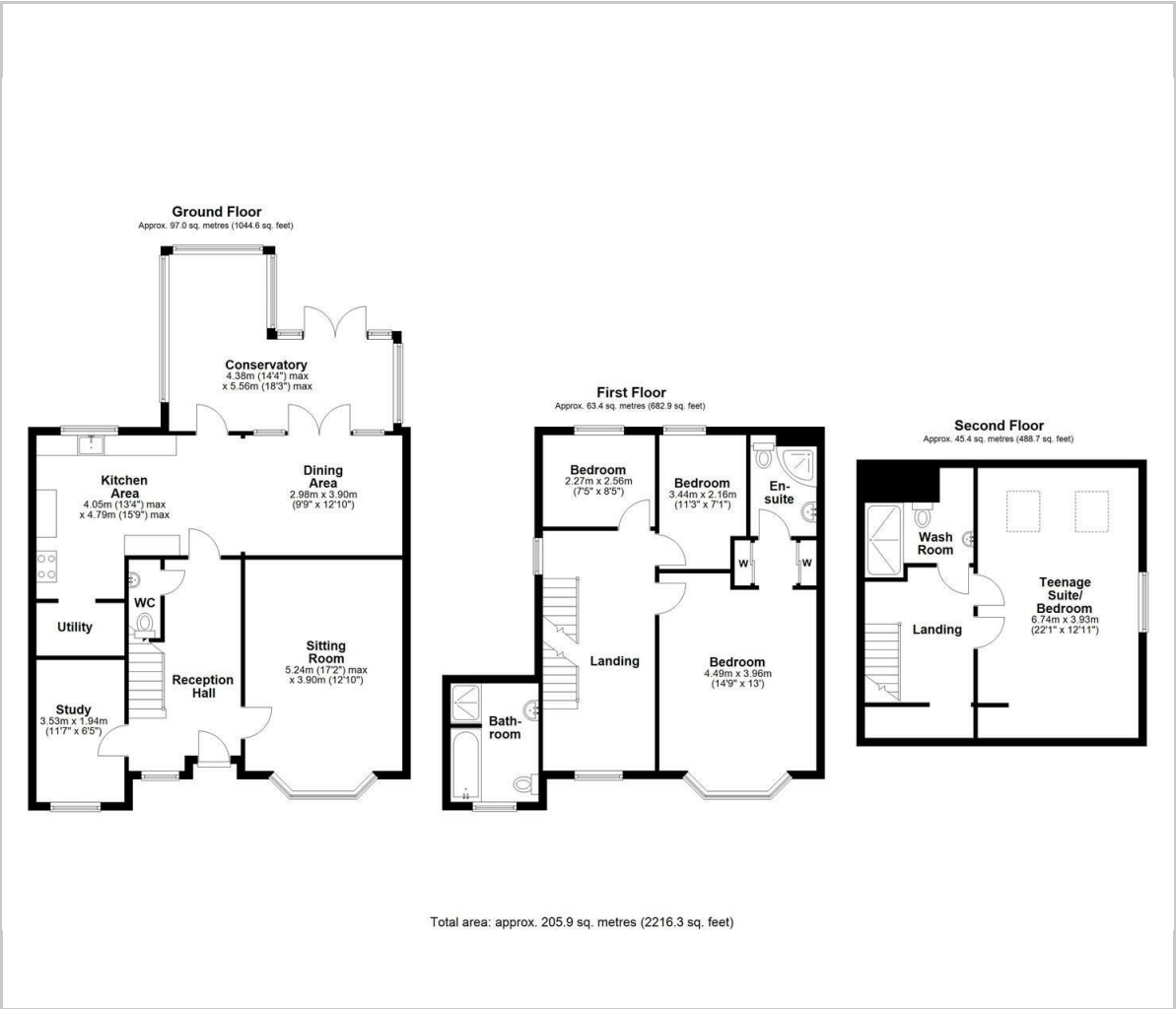
Warwick County Council

Shire Hall, Warwick, CV34 4RL.





Floor Plan



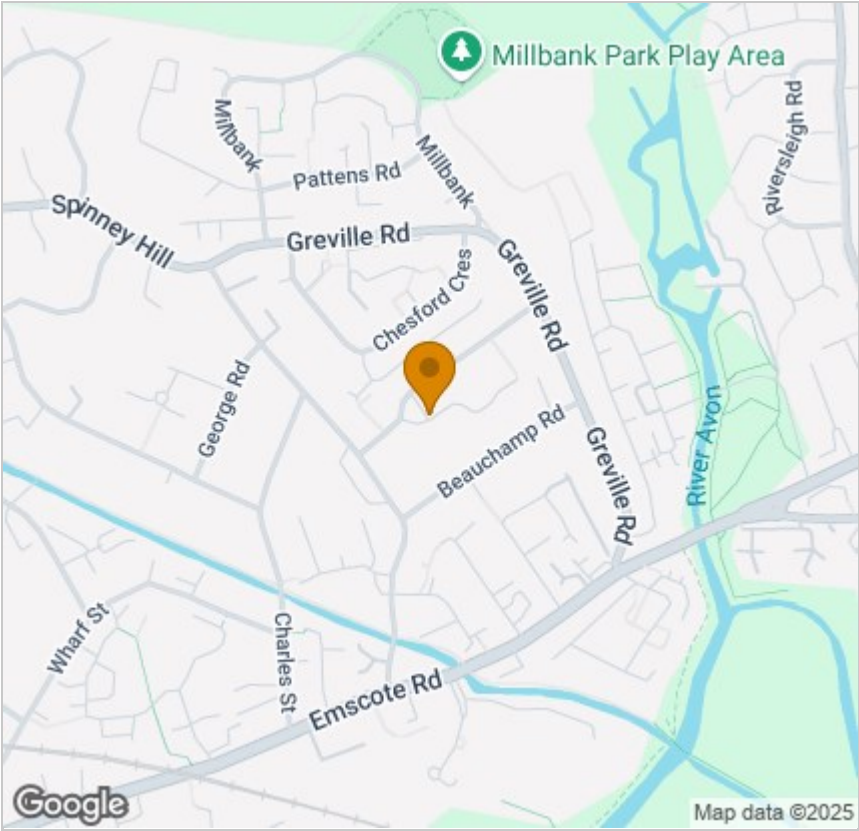
Viewing

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 firms 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

