



GODFREY-PAYTON
CHARTERED SURVEYORS

66 Beauchamp Road
Warwick, CV34 5NT

Guide price £395,000



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, Warwick, CV34 5NT

Situated within the heart of a highly sought-after residential setting located between the popular historic towns of Warwick and Leamington Spa, stands this superbly appointed and extended traditional semi detached family home. The property offers an enviable extended dining kitchen, comfortable sitting room accompanied by a utility room and guest cloakroom, three first floor bedrooms and modern bathroom, all set within mature and well tended gardens, whilst boasting a superb Chalet/home office located to the rear of the garden. The immediate area provides an array of local amenities along with a large supermarket chain and popular transport networks which includes railways stations in both town linking the property to London and Birmingham centres of commerce. Immediate viewing is highly recommended to appreciate this delightful family home.

Approach

The property sits back behind a walled fore garden with gated entry. The garden area is well tended with bordering evergreens and shrubs, small inset lawn, whilst a shared side passageway extends to the rear of the property to one side.

Reception Hall

Enjoying a feature tiled floor, sash window to one side and staircase rising to the first floor.

Sitting Room

Boasting a wooden paneled feature floor which extends to a traditional fireplace with open grate and raised hearth, recessed book shelving and fitted cupboards, modern sash windows to front elevation and door to useful storage to understairs cupboard.

Impressive Dining Kitchen

This enviable extended kitchen affords a range of 'soft close' modern fitted base and recessed wall units neatly incorporating a double oven, integrate fridge/freezer and dishwasher, corner carousel unit, tall obscure glazed wall cabinets, a run of work surfacing with built-in double ceramic hob, sink unit with splash-back. The room enjoys feature flooring which extends to a superb dining area which has recessed book shelving to one side and offering views and access to the rear garden via modern sliding patio doors. Both areas have an abundance of downlighters and a half glazed door allows access to:

Utility & Guest Cloakroom

Having a fitted matching wall cabinet, domestic appliance recess below with work surfacing over and door to one side to the downstairs washroom which offers a low flush WC and wall mounted wash hand basin.

First Floor Landing

Having a hatch entry to the partially boarded loft and traditional styled doors leading off to:

Bedroom One

Offering views to front elevation via modern style sash windows.



Bedroom Two

Having a modern style sash window offering superb views over the rear garden.

Bedroom Three

Offering rear elevation views to rear via a modern style sash window.

Family Bathroom

A truly stunningly appointed modern bathroom which enjoys a white suite that comprises a paneled bath with shower unit over with glazed shower screen, complimentary splash back tiling which extends to a low flush WC with frosted double glazed window over, pedestal wash hand basin, chrome heated towel rail and the room is complemented by feature tiled flooring. To one side there is an airing cupboard housing a Worcester central heating boiler with useful storage beneath.

Mature Rear Garden

This generous sized long rear garden has immediately to the rear of the property a paved patio area benefiting from external lighting and electric point (not tested), water point and double gated entry offers access to side entry. Adjoining the patio area are feature railway style sleeper with raised shrub border. To one side of the garden is an extensive Cotswold stone pathway with inset laid lawned areas, bordering shrubs, feature trellised seating area to one side, inset fruit trees. To the rear of the garden is a paved terraced area and glazed double doors offer access to:

Chalet/Home Office

This Chalet style outbuilding is a unique selling feature of this property and is a superb facility for either working from home ample garden storage or children's playroom. The unit offers power point and telephone internet connection point.

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.

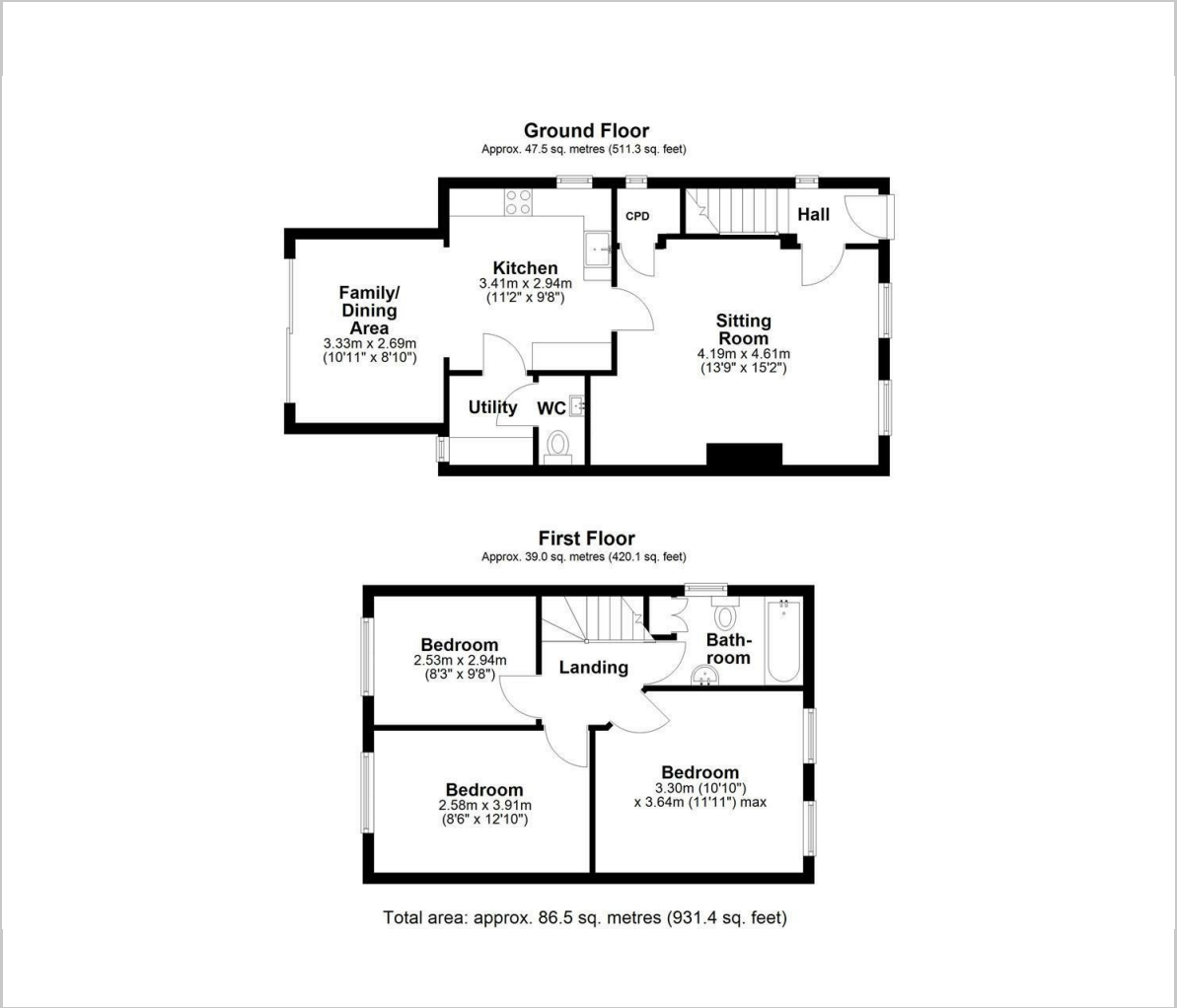
Warwick County Council

Shire Hall, Warwick, Warwickshire, CV34 4RL.





Floor Plan



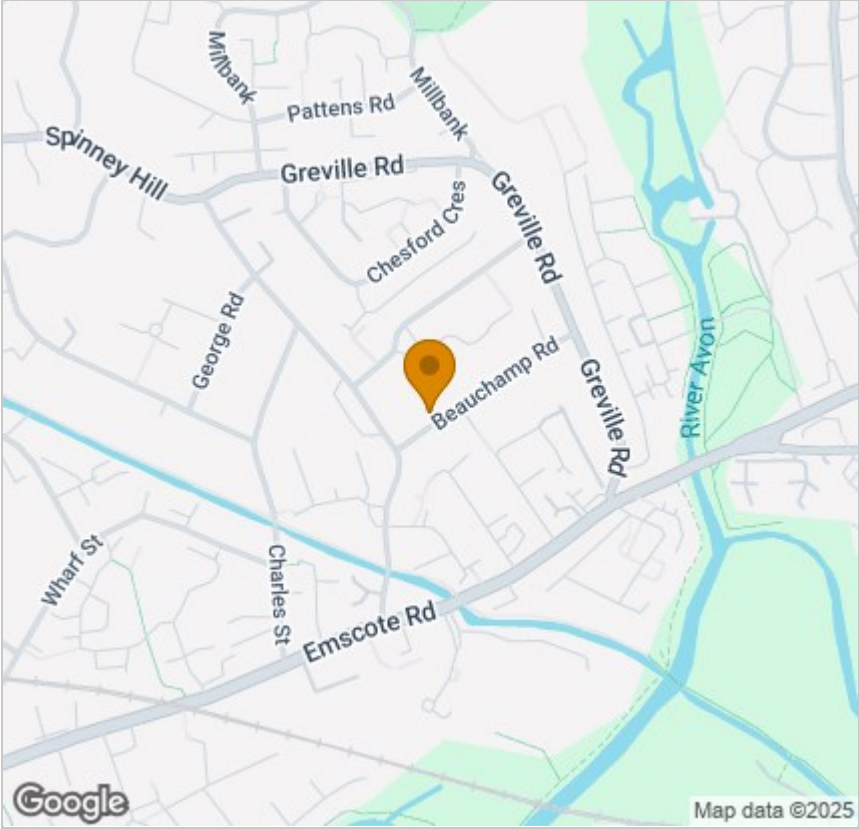
Viewing

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

