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15, Yeats Drive, Chase Meadow, Warwick

Price Guide  
£489,950



This modern, immaculately appointed and greatly improved detached home offers five excellent bedrooms. The accommodation, in brief, affords: Reception Hall, Cloaks/utility, living room, sun/dining room, spacious breakfast kitchen, master bedroom with en-suite, top floor guest bedroom with en-suite, main bathroom, attractive landscaped rear garden, driveway and garage. Energy rating B

#### Location

Chase Meadow is conveniently located close to Warwick town centre, and has a good selection of local amenities which includes a Doctors Surgery, community centre, pharmacy, convenience store, two takeaways & a public

house/eatery. Schooling for all ages is also within walking distance.

Warwick town centre has a variety of shopping and recreational facilities, together with the world-famous Warwick Castle. There are a variety of state and private schools to suit all requirements, including Warwick Preparatory and Boys School and The King's High School, all of which are within close proximity. Commuting is easy, with regular trains from Warwick Station, Warwick Parkway & Leamington Spa to Birmingham & London Marylebone. The motorway network is easily accessible via junction 15 of the M40 giving access to Birmingham, the North, London and the South.



#### Approach

Through a double-glazed entrance door into:

#### Reception Hall

Polished tiled floor, radiator, staircase rising to First Floor. Doors to:

#### Cloaks/Utility

Comprising WC with a concealed push button cistern, pedestal wash hand basin with complementary tiled splashbacks. Matching tiled floor, extractor fan, radiator, and worktop with an integrated Hotpoint washing machine. Built-in Airing Cupboard housing the Megaflor hot water cylinder and a double-glazed window.





### Living Room

15'5" x 10'11" (4.72m x 3.35m)

Attractive wood finish floor, focal point chimney breast incorporating a remote control log effect electric fire with a wooden display mantel and recess above for a TV. Decorative paneling to dado height, radiator, double-glazed square bay window to front aspect, additional double-glazed window, and double-opening folding doors lead through to the:

### Sitting/Dining Area

10'11" x 8'8" (3.33m x 2.65m)

Matching floor, part angled ceiling incorporating two remote control Velux double glazed roof lights. Downlighters, a

vertical electric radiator, two double-glazed windows to the side aspect, and double-glazed bi-fold doors provide access to the landscaped gardens.

### Breakfast Kitchen

Having an attractive range of matching base and eye level units, complementary worktops and upturns, an inset stainless steel sink unit with a mixer tap, and a rinse bowl. Four-ring gas hob with extractor unit over, electric oven with storage cupboards above and below. Integrated fridge/freezer and dishwasher, concealed Potterton gas-fired boiler. Two radiators, a walk-in square bay window to the front aspect, a polished tiled floor, downlighters, a double-glazed window to the rear aspect, and a double-glazed casement door provide access to the driveway.

### First Floor Landing

Double glazed windows to front and rear aspects, radiator, staircase rising to Second Floor Landing. Doors to:

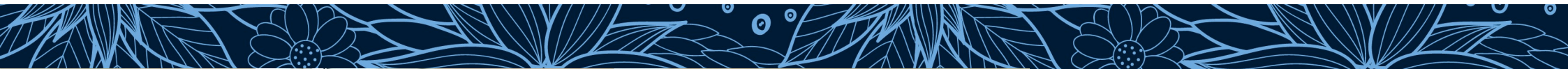
### Master Bedroom

9'8" x 9'1" (2.97m x 2.77m)

Wood effect floor, double glazed square bay window to front aspect with radiator below. Built-in double-door wardrobe, decorative panelling behind the bed area. Door to:

### En-Suite Shower

White suite with chrome fittings comprising wall-hung wash hand basin, WC with a concealed push button cistern. Tiled shower enclosure with Ideal shower system and glazed





shower door and screen. Shaver point, downlighters, extractor fan, chrome heated towel rail, and a double-glazed window to the side aspect.

#### Bedroom Three

10'11" into wardrobes x 8'5" plus bay (3.35m into wardrobes x 2.58m plus bay)

Built-in double door wardrobe, walk-in double-glazed square bay window to front aspect, and a double-glazed window to the side aspect.

#### Bedroom Four/Office

10'11" x 6'10" (3.35m x 2.09m)

Radiator and a double-glazed window to the front aspect.

#### Main Bathroom

Modern white suite comprising double-ended bath with side mixer tap and Ideal shower system over with glass shower screen. WC with a concealed push button cistern, wall-hung wash hand basin, tiled floor, downlighters, extractor fan, chrome heated towel rail, and a double glazed window.

#### Second Floor Landing

Downlighters, double-glazed window to rear aspect. Doors to:

#### Guest Bedroom Two

12'8" x 10'7" (3.87m x 3.25m)

Part angled ceiling incorporating a double-glazed roof light to front aspect, double-glazed Dormer window to front aspect, radiator, and downlighters. Door to:

#### En-Suite

Tiled shower enclosure with a Mira shower system, WC, wall-hung vanity unit with gloss white storage cupboard below. Complementary tiled splashbacks, tiled floor, extractor fan, downlighters, chrome heated towel rail and a double-glazed roof light.

#### Bedroom Five

10'7" x 9'10" (3.23m x 3.02m)

Radiator, part angled ceiling incorporating two double-glazed roof lights.

#### Landscaped Rear Garden

Outside is a beautifully kept landscaped, south-facing garden with lawn, patio, and raised decking and external lighting, To the side is the garage and driveway for two vehicles.





#### Garage

20'1" 10'5" (6.13m 3.18m)

Having an up and over door, power and light and a side door to the rear garden.

#### Tenure

The property is understood to be freehold, although we have not inspected the relevant documentation to confirm this.

#### Services

All mains services are understood to be connected. NB, We have not tested the heating, domestic hot water system, kitchen appliances, or other services and whilst believing them to be in satisfactory working order and cannot give

warranties in these respects. Interested parties are invited to make their own inquiries.

#### Council Tax

The property is in Council Tax Band "D"

#### Postcode

CV34 6TZ



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- Land and New Homes Agents •

Warwick Office  
17-19 Jury Street  
Warwick  
CV34 4EL

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			94
(81-91) <b>B</b>		85	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Also at: Leamington Spa, Somerset House,  
Clarendon Place, Royal Leamington Spa CV32 5QN

## First Floor

Approx. 43.4 sq. metres (467.3 sq. feet)



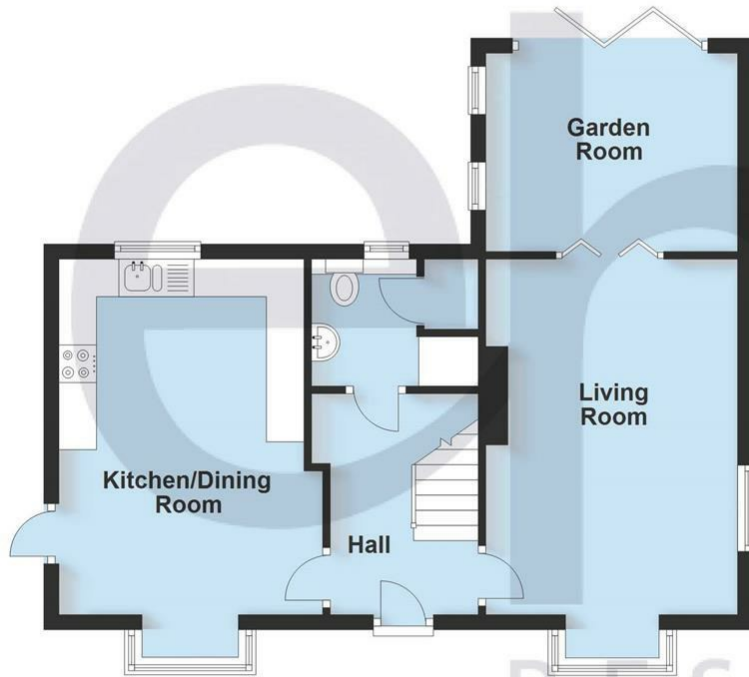
## Second Floor

Approx. 30.1 sq. metres (324.3 sq. feet)



## Ground Floor

Approx. 51.9 sq. metres (558.4 sq. feet)



Total area: approx. 125.4 sq. metres (1350.1 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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