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51, Brackley Crescent, Chase Meadow, Warwick

Guide Price £600,000





This immaculate, five-bedroom detached family home is situated on the highly sought-after Chase Meadow development with excellent transport links and good schools. The well-proportioned accommodation, in brief, affords the Reception Hall, cloakroom, dining room, living room, good-sized breakfast kitchen, utility room, master and guest bedroom with en-suite showers, and principal bathroom. ample parking, an integral double garage, and a generous-size established rear garden. Energy rating C

#### Location

Chase Meadow has a good selection of local amenities, including schooling for all ages, Doctor's Surgery, a

Pharmacy, a convenience store, a community centre, two takeaways & a public house/eatery.

Warwick town centre has various shopping and recreational facilities and 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

Radiator, tiled floor, double doors to Dining Room, staircase rising to First Floor Landing. Further doors to:

#### Cloakroom

Low flush WC, pedestal wash hand basin with tiled splashbacks, tiled floor, radiator and extractor fan.

#### Dining Room

10'4" x 9'11" (3.16m x 3.03m)

Wood effect floor, radiator and a double-glazed window to the front aspect.







### Living Room

15'11" + x 12'7" (4.86m + x 3.86m)

Two radiators, and double-glazed French doors with side screens provide access to the rear garden.

### Breakfast Kitchen

18'8" x 12'7" narrowing to 7'8" (5.69m x 3.85m narrowing to 2.36m)

Having a comprehensive range of matching base and eye level units, complementary worktops and upturns, inset single drainer sink unit with mixer tap and rinse bowl. AEG five-ring gas hob with stainless steel splashback, extractor unit over, and Hotpoint electric oven with storage

cupboards above and below. AEG dishwasher, integrated fridge/freezer with adjacent shelved tall storage unit. Tiled floor, radiator, double-glazed window to the rear, double-glazed French doors to the rear, and garden. Door to:

### Utility Room

Worktop with inset single drainer sink unit with mixer tap, matching base and eye level units. Space and plumbing for washing machine and tumble dryer, radiator, tiled floor and a double glazed casement door to side aspect and garden.

### First Floor Landing

Radiator, built-in Airing Cupboard housing the hot water cylinder, access to roof space. Doors to:

### Bedroom One

12'7" x 12'5" (3.85m x 3.81m)

Built in twin mirror fronted sliding door wardrobes, radiator, two double glazed windows to front aspect, wall mounted Nest control. Door to:

### En-Suite Shower

White suite comprising WC, pedestal wash hand basin, wide tiled shower enclosure with shower system, Roman glazed folding shower screen. Chrome heated towel rail, extractor fan, double glazed window.





### Bedroom Two

12'5" x 11'6" (3.80m x 3.52m)

Radiator and two double-glazed windows to the front aspect. Door to:

### En-Suite Shower

White suite comprising WC, pedestal wash hand basin with tiled splashbacks. Tiled shower enclosure with shower system and glazed folding shower door. chrome heated towel rail and a double-glazed window.

### Bedroom Three

10'11" x 8'9" (3.35m x 2.68m)

With part mirrored sliding door wardrobes with vanity area

and display shelving over, radiator and a double-glazed window to the rear aspect.

### Bedroom Four

11'1" x 8'9" (3.40m x 2.68m)

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

### Bedroom Five

9'10" x 9'1" (3.00m x 2.79m)

Radiator, eye-level display/storage units and a double-glazed window to the rear aspect.

### Family Bathroom

White suite comprising bath with mixer tap and shower

system over with fixed head shower and additional shower attachment, glazed shower screen. Pedestal wash hand basin, WC, chrome heated towel rail and a double-glazed window.

### Outside

Which is landscaped and provides excellent off-road parking with access to the integral double garage. There is also an electric charging point.

### Garage

Twin up and over doors, power and light, and accommodate the wall-mounted Ideal gas-fired boiler.







#### Rear Garden

Outside tap, well-tended lawned gardens, timber garden shed, stocked borders and a pergola with climbing plants. The gardens are enclosed on all sides with gated side pedestrian access.

#### Tenure

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

#### Services

All main 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 "G" - Warwick District Council

#### Postcode

CV34 6XT

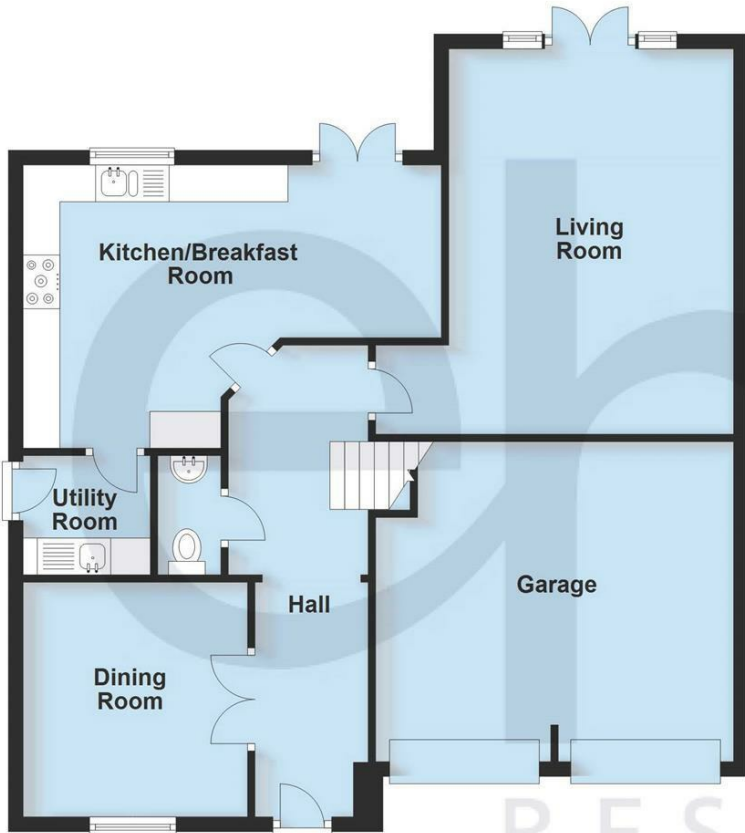




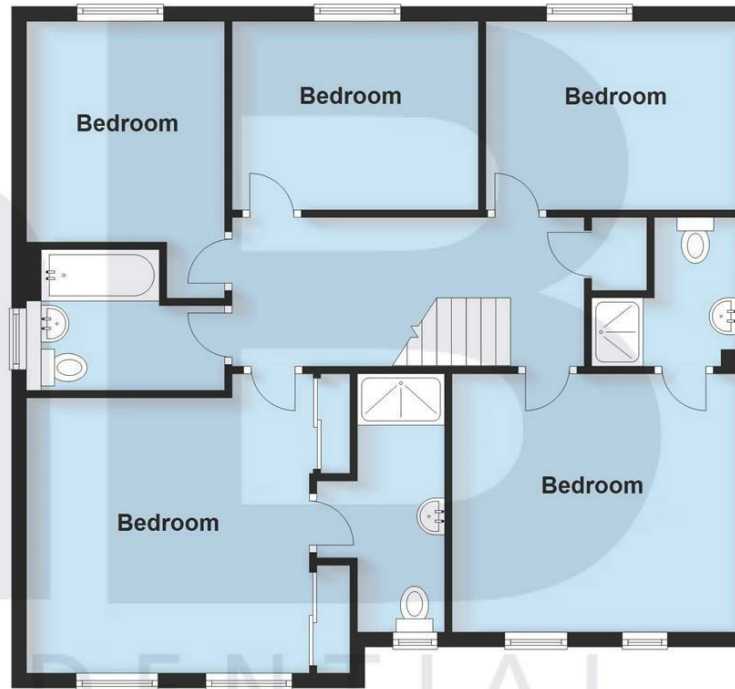
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**Ground Floor**  
Approx. 88.0 sq. metres (947.4 sq. feet)



**First Floor**  
Approx. 82.7 sq. metres (890.1 sq. feet)



Total area: approx. 170.7 sq. metres (1837.5 sq. feet)

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

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Warwick Office  
17-19 Jury Street  
Warwick  
CV34 4EL

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		77	85
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

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