

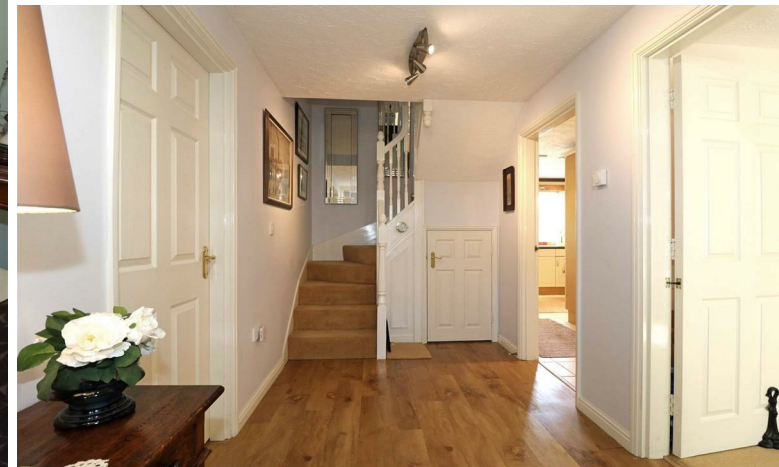
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RESIDENTIAL

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25, Morecroft Drive, Chase Meadow, Warwick

Price Guide £665,000



This well-appointed detached family home enjoys an excellent frontage and occupies a favoured position in this popular residential development. The accommodation which is arranged over three floors briefly affords a welcoming reception hall, cloakroom, living room, separate dining room, breakfast kitchen with utility off, five bedrooms over two floors, accompanied by two en-suites and a top floor bathroom, extensive private driveway and a double garage, together with a low maintenance landscaped rear garden. NO UPWARD CHAIN. Energy rating C.

#### Location

Chase Meadow is conveniently located close to Warwick town centre. There is a good selection of local amenities,

including a Doctor's 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 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, Karndean wood effect floor, under stairs Storage Cupboard, staircase rising to First Floor Landing. Doors to:

#### Cloakroom

White suite comprising WC, pedestal wash hand basin, radiator, matching floor and extractor fan.

#### Living Room

19'4" x 11'3" (5.91m x 3.45m)

Natural stone surround fireplace with inset gas coal effect fire. TV aerial point, two radiators, double-glazed window to





front aspect and double-glazed French doors with matching side screens provide access to the rear garden.

#### Dining Room

10'11" x 9'0" (3.35m x 2.76m)

Radiator, wall light points and a double-glazed window to the front aspect.

#### Breakfast Kitchen

17'1" x 10'4" narrowing to 7'0" (5.22m x 3.15m narrowing to 2.15m)

Matching range of base and eye level units, complementary worktops, inset single drainer sink unit with mixer tap and rinse bowl, and tiled splashbacks. Built-in Neff oven and grill

with storage cupboards above and below, integrated fridge/freezer and Neff dishwasher. Pelmet lighting, radiator, tiled floor, and double-glazed windows with French doors provide access to the rear garden.

#### Utility Room

7'3" x 5'6" (2.21m x 1.69m)

Complementary worktops with inset single drainer sink unit, tall storage unit, space and plumbing for washing machine and tumble dryer. Tiled floor, radiator, extractor fan and a double-glazed casement door to the side aspect.

#### First Floor Landing

Radiator, staircase rising to Second Floor Landing. Doors to:



#### Bedroom One

11'7" x 11'3" (3.54m x 3.45m)

Built-in twin double door wardrobes, radiator, double glazed window to front aspect. Additional double-door wardrobe. Door to:

#### En-Suite Shower

White suite comprising WC, pedestal wash hand basin, tiled shower enclosure with a Bristan shower system and curved glazed shower doors. Chrome heated towel rail, complementary tiled splashbacks, extractor fan, shaver point, downlighters and a double glazed window to the rear aspect.





#### Bedroom Two

12'0" x 10'6" (3.68m x 3.21m)

Built-in twin double-door wardrobes, radiator and a double-glazed window to the front aspect. Door to:

#### En-Suite Shower

White suite comprising WC, pedestal wash hand basin, wide tiled shower enclosure with Mira shower. Shaver point, extractor fan, radiator, downlighters and a double-glazed window to the rear aspect.

#### Bedroom Five/Study

7'6" x 6'10" (2.30m x 2.09m)

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

#### Second Floor Landing

Built-in Airing Cupboard housing the Mega-flo how water cylinder, Velux double glazed roof light and doors to:

#### Bedroom Three

13'10" x 11'4" (4.22m x 3.46m)

Built-in twin double door wardrobes, two radiators, double-glazed Dormer window to front aspect, and a double-glazed window to the side aspect.

#### Bedroom Four

16'9" x 10'6" (5.12m x 3.22m)

Two radiators, a double-glazed window to the side aspect and a double-glazed Dormer window to the front aspect.

#### Bathroom

White suite comprising WC, pedestal wash hand basin, bath with a Mira Select shower system and glazed shower screen. Complementary tiled splashbacks, radiator, access to roof space, extractor fan and a part angled ceiling incorporating a double-glazed Velux roof light.

#### Outside

The property benefits from an excellent frontage with a driveway providing extensive off-road parking. There are mature stocked borders housing an abundance of specimen shrubs and trees., with gated-side pedestrian access to the rear garden.



#### Double Garage

Having a remote control roller shutter door, power and light and a service door to the rear garden

#### Rear Garden

Which is designed for ease of maintenance and laid to paving with raised stocked borders housing a variety of flowering plants, shrubs and specimen trees.

#### 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 we 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 6NU

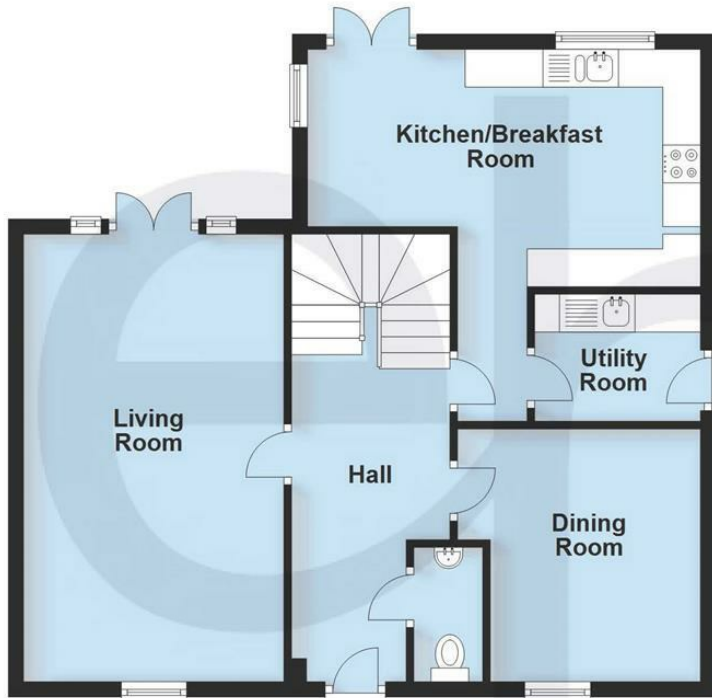


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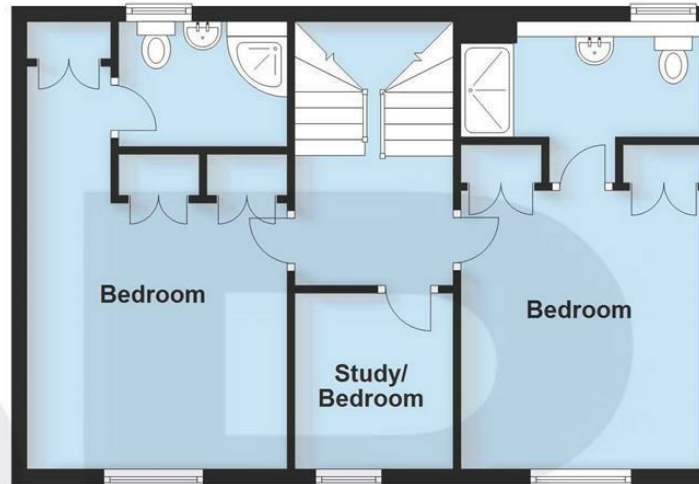
## Ground Floor

Approx. 65.8 sq. metres (708.6 sq. feet)



## First Floor

Approx. 53.1 sq. metres (571.6 sq. feet)



## Second Floor

Approx. 49.3 sq. metres (530.3 sq. feet)



Total area: approx. 168.2 sq. metres (1810.5 sq. feet)

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

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)	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>			
		75	83
England & Wales			EU Directive 2002/91/EC

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

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