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51, Leyfields Crescent, Warwick

Price Guide £450,000



This immaculate, much improved three-bedroom semi-detached family home is located in a favoured part of Warwick with easy access to the Town Centre. The accommodation is arranged as follows: Reception hall and cloakroom, open-plan lounge/dining room with sitting room off, modern, well-equipped fitted kitchen, three generous bedrooms, en-suite and family bathroom, new roof in 2019, gas heating and double glazing, driveway, garage and a delightful, good sized rear garden. Energy rating D

Location

Leyfields Crescent is set within a quiet, desirable residential setting and the property is adjacent to Warwick Castle woodland.

Approach

Through a double glazed entrance door into:

Entrance Hall

Wood effect floor, recessed Cloaks area with downlighters, radiator, under-stairs storage cupboard, staircase rising to First Floor Landing. Doors to:

Cloakroom

Modern white suite comprising WC, wash hand basin with storage cupboard beneath, chrome heated radiator and censor lighting.

Lounge/Dining Room

22'10" x 11'6" (6.96m x 3.53m)

Matching floor, projecting chimney breast with a recessed wood burner, display hearth, and two radiators. Double glazed bi-fold doors from the dining area lead to the rear garden with a wide opening to::





Sitting Room

11'9" x 8'6" (3.59m x 2.60m)

Matching floor, radiator, double-glazed window to-side aspect and double-glazed bi-fold doors provide views and access to the rear garden.

Modern Fitted Kitchen

10'9" x 7'9" (3.28m x 2.37m)

This modern kitchen features sleek handleless units, complemented by worktops and upturns. It includes an inset stainless steel sink with a mixer

tap with a filtered steaming water function, a five-ring gas hob with stainless steel splashback, and an illuminated extractor fan. The kitchen has a wine cooler, an integrated washing machine and dishwasher, an electric double oven with storage cupboards above and below, and an integrated fridge/freezer. Additionally, it has a tall storage unit and larder cupboard, plinth heater, matching floor, downlighters, a double-glazed casement door to the side and a double-glazed window to the front.



Half Landing

Double-glazed patio doors open onto an enclosed external balcony.

Main Landing

Access to roof space and doors to:

Bedroom One

11'8" x 11'0" (3.58m x 3.37m)

Wardrobes provide hanging rail, drawer and storage space, radiator, double glazed window to the rear aspect. Door to:





En-Suite Shower

White suite comprising WC, pedestal wash hand basin, tiled shower enclosure with shower system and glazed shower door. Downlighters, extractor fan, tiled floor and a double-glazed window to the side aspect.

Bedroom Two

11'7" x 9'4" plus depth of wardrobes (3.54m x 2.86m plus depth of wardrobes)
Built-in full-height wardrobes provide ample hanging rail and storage space, a radiator and a double-glazed window to the rear aspect.

Bedroom Three

11'0" x 7'10" (3.36m x 2.41m)
Radiator and a double-glazed window to the front aspect.

Spacious Bathroom

White suite comprising bath with mixer tap, shower attachment and glazed shower screen, WC, pedestal wash hand basin. Chrome heated towel rail, complementary tiled splashbacks, downlighters, extractor fan, double glazed window to front aspect. Built-in Linen Cupboard housing the Worcester combination gas-fired boiler.

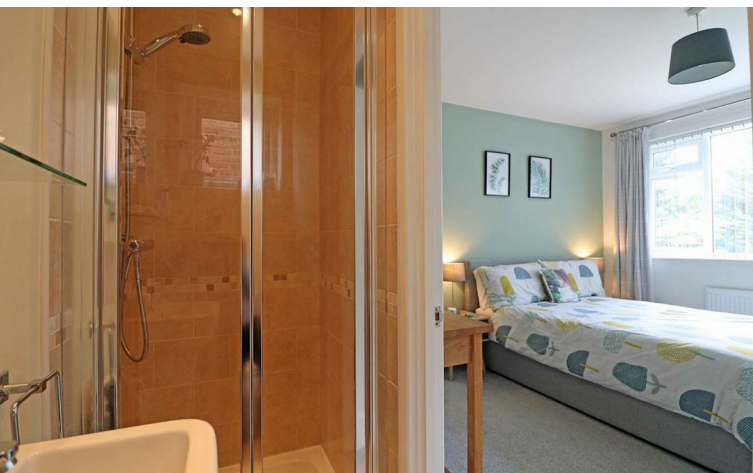
Outside

The driveway is part shared, which provides good off-road parking allowing access to the garage.

Rear Garden

This is a particular feature of the property with a well-proportioned paved sun terrace, leading to the well-tended lawned gardens with mature stocked borders At the rear of the garden and enclosed by a picket fence is a further garden area which is laid to stone and accommodates the timber garden shed. The gardens are enclosed on all sides, with a 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 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 "D" - Warwick District Council

Postcode

CV34 6BA





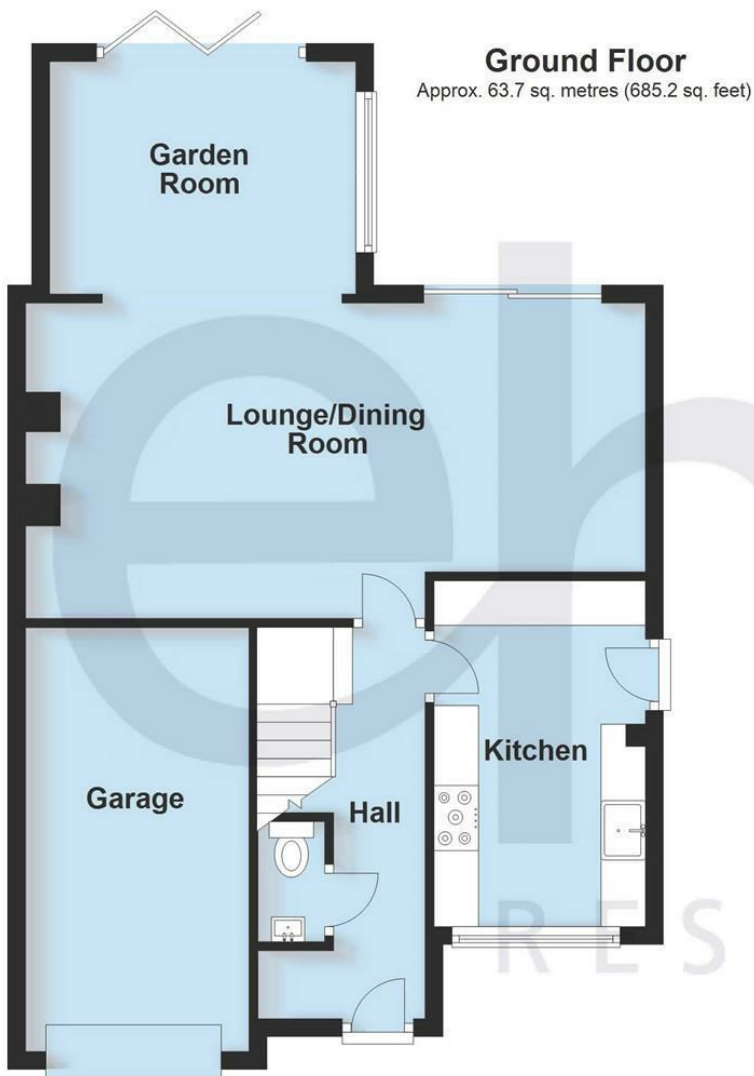


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Total area: approx. 112.4 sq. metres (1210.1 sq. feet)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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