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1, Field Close, Warwick

Price Guide £350,000





This extended and greatly improved end townhouse is situated in a cul-de-sac midway between Warwick and Leamington town centres. Benefiting from a good-sized rear garden, the accommodation affords. Entrance hall, cloakroom, utility room, fitted kitchen, spacious living room, first-floor sitting room and bedroom, two further second-floor bedrooms and a good-sized shower room. There is a tarmac drive providing good off-parking with access to the garage/store. Energy rating D.

#### Location

Field Close is located in a popular residential area, conveniently sited approximately 2 miles from the Town Centre and within easy reach of a good range of local facilities including local shops, schools and recreational facilities, and also convenient for access to the local railway station in Leamington town centre some four miles distance.

#### Approach

Through a double glazed entrance door with double-glazed side screens into:

#### Reception Hall

Polished tiled floor, radiator with decorative cover, staircase rising to First Floor Landing. Doors to:

#### Cloakroom

White suite comprising WC, matching floor and a double-glazed window.

#### Utility Room

Single drainer sink unit with storage below, wooden worktop with space and plumbing for washing machine and space for upright fridge/freezer.







Matching tiled floor, double-glazed window, and a casement door provide access to the rear garden.

#### Fitted Kitchen

16'11" x 6'9" (5.18m x 2.08m)

Modern base and eye level units with wooden worktops and upturns with inset single drainer sink unit with mixer tap and rinse bowl. Smeg dual fuel range style cooker with five burner hob, extractor unit over, integrated dishwasher and fridge. Radiator, matching tiled floor and a double glazed window to the rear aspect. Glazed door to:

#### Living Room

21'2" x 14'6" (6.46m x 4.44m)

This spacious room features two radiators, a double-glazed window to the front aspect, and double-glazed patio doors providing access to the rear garden.

#### First Floor Landing

With door to:



#### Second Sitting Room

16'0" x 11'10" (4.89m x 3.62m)

Wide double-glazed windows to front aspect, staircase rising Second Floor Landing, cupboard housing the Worcester combination gas-fired boiler. Sliding door to:

#### Double Bedroom

12'5" x 8'10" (3.81m x 2.70m)

Built-in full-height mirrored wardrobes with shelving, hanging rail, and a double-glazed window to the rear.





## Second Floor Landing

Doors to:

### Bedroom

12'10" x 8'11" (3.93m x 2.72m)

Built-in full-height part mirrored wardrobes, radiator and a double-glazed window to the rear aspect.

### Bedroom

9'4" x 8'4" (2.86m x 2.56m)

Radiator and double-glazed window to front aspect. Opening to walk-in wardrobe providing hanging rail and storage space.

## Shower Room

Large wall-hung vanity wash basin with ceramic top, mixer tap and drawers below, WC. Wide tiled shower enclosure with chrome shower system and glazed shower screen. Chrome heated towel rail, useful shelved linen area and a double-glazed window to the rear aspect.

### Outside

The tarmac driveway provides parking for several cars and allows access to the:

## Store

7'11" x 7'10" (2.43m x 2.39m )

Metal double-opening doors, power and light.

## Rear Garden

Enjoying various seating areas, a well-tended lawn, stocked beds and borders, a greenhouse, a timber garden shed, and enclosed gardens 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 mains services are understood to be connected to the property including gas. 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 any warranties in these respects. Interested parties are invited to make their own inquiries.

#### Council Tax

The property is in Council Tax Band "C" - Warwick District Council

#### Postcode

CV34 4QD

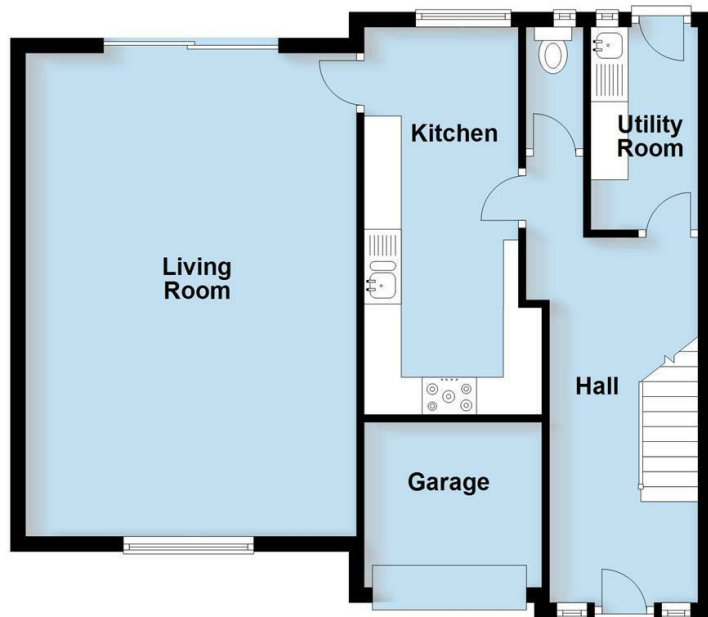




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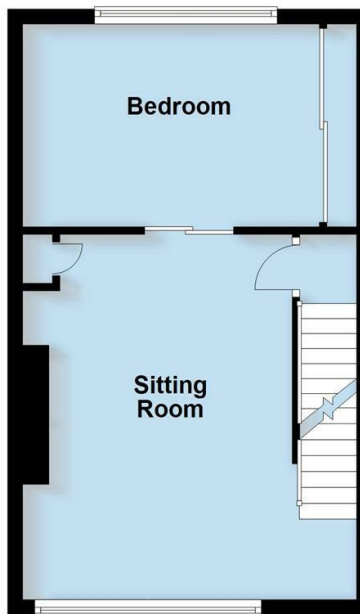
## Ground Floor

Approx. 63.4 sq. metres (682.6 sq. feet)



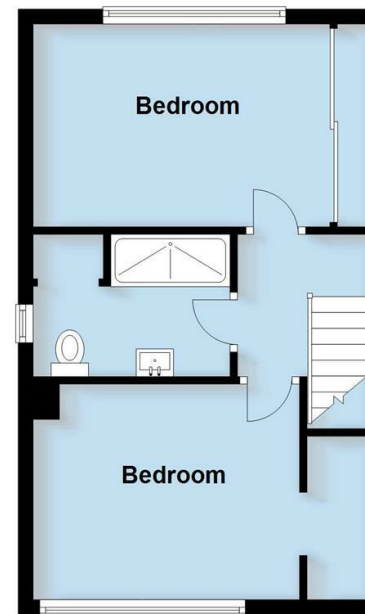
## First Floor

Approx. 34.5 sq. metres (371.6 sq. feet)



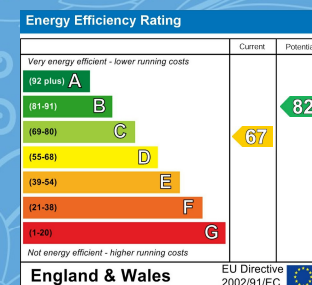
## Second Floor

Approx. 34.5 sq. metres (371.6 sq. feet)



Total area: approx. 132.5 sq. metres (1425.9 sq. feet)

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



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

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