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15, Little Field Close, Chase Meadow, Warwick

Offers Over
£550,000



This well-presented, detached, four-double-family home is situated in a pleasant cul-de-sac setting in this popular residential development. It Briefly comprises; Reception hallway & cloakroom, living room, spacious open-plan dining kitchen with utility off, en-suite to master bedroom, family bathroom, driveway and a good sized landscaped rear garden. EPC C.

Location

Chase Meadow is conveniently located close to Warwick town centre. There is a good selection of local amenities which include 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, 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 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 with a double glazed side screen into:

Reception Hall

Wood effect floor, downlighters, staircase rising to First Floor Landing, radiator. Doors to:

Cloakroom

White suite comprising WC, pedestal wash hand basin, radiator, matching floor, tiling to half height, and downlighters.



Living Room

14'4" x 13'3" (4.37m x 4.04m)

Matching floor and a double-glazed splay bay window to front aspect with fitted shutters and radiator below.

Open-plan Dining Kitchen

30'2" x 9'1" (9.21m x 2.77m)

Having a range of white gloss fronted base and eye level units, quartz worktops and upturns, plus a social breakfast bar area. Inset stainless steel sink unit. AEG four-ring gas hob with extractor unit over and Bosch electric oven. Bosch integrated dishwasher, integrated fridge/freezer. Wood effect floor, downlighters concealed

Ideal gas-fired boiler, double glazed window to the rear aspect, Door to the Utility Room.

Dining Area

Matching floor, radiator, downlighters, wine cooler, access to the former garage and double-glazed bi-fold doors provide views and access to the rear garden.

Utility Room

6'7" x 5'11" (2.01m x 1.81m)

Quartz worktop with inset stainless steel sink unit with mixer tap and rinse bowl, base unit beneath. Space and plumbing for washing machine, wood effect floor, extractor fan, downlighters. Double glazed casement door to side aspect.

First Floor Landing

Radiator, access to roof space, downlighters, double glazed window to side aspect with fitted shutters. Useful bulkhead storage cupboard, built-in Airing Cupboard housing the hot water cylinder. Doors to:

Bedroom One

12'11" x 11'2" (3.95m x 3.41m)

Built-in full-height sliding door mirror-fronted wardrobes provide ample hanging rail and storage space. Radiator and a double-glazed window to the front aspect with fitted shutters. Door to:



En-Suite Shower

White suite comprising WC, pedestal wash hand basin, tiled shower enclosure with shower system and glazed surround. Chrome heated towel rail, downlighters, extractor fan and a double-glazed window with fitted shutters.

Bedroom Two

10'0" x 9'2" (3.06m x 2.81m)

Built-in full-height wardrobe, radiator and a double-glazed window to front aspect with fitted shutters.

Bedroom

10'10" x 9'1" (3.32m x 2.78m)

Radiator and a double glazed window to the rear aspect.

Bedroom

12'0" x 9'4" (3.66m x 2.86m)

Radiator and a double glazed window to the rear aspect.

Family Bathroom

White suite comprising bath with mixer tap and shower system over with glazed shower screen. Pedestal wash hand basin, WC, complementary tiled splashbacks, chrome heated towel rail, downlighters, extractor fan and a double-glazed window to rear aspect.

Outside

There is a block-paved driveway providing good off-road parking, with a gated side pedestrian access.

Store

8'3" x 4'0" (2.52m x 1.23m)

This former garage has an electric roller shutter door, power and light, Belfast sink unit and door to the Kitchen.

Landscaped Rear Garden

Which is a particular feature of the property. The low-maintenance and good-sized garden enjoys an extensive paved patio area, featuring a Pergola, low-maintenance artificial lawn, outside tap, power, and 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 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 "E" - Warwick District Council

Postcode

CV34 6HY



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Ground Floor

Approx. 65.6 sq. metres (706.1 sq. feet)



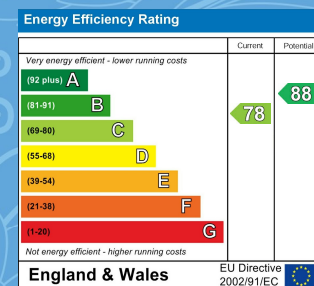
First Floor

Approx. 65.6 sq. metres (705.7 sq. feet)



Total area: approx. 131.2 sq. metres (1411.8 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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