





Situated in a pleasant cul-de-sac setting, this immaculate, four-bedroom detached family home is arranged as follows: Entrance Hall, generous living room, separate dining room, modern fitted kitchen, bathroom, separate WC, gas heating, double glazing, block-paved driveway, garage, and a west-facing rear garden. Energy rating C.

Location

Woodloes Park is a popular development within easy reach of the excellent local amenities, which include a parade of shops, a supermarket, a

primary school, a doctors' surgery, a public house, and a regular bus service. The historic county town centre is within approximately a mile and quick access is offered to the A46, junction 15 of the M40 motorway, plus Warwick and Parkway rail stations all providing fast commuter links.

Approach

Through a double glazed entrance door into:

Entrance Hall

The entrance features a coir mat and a radiator.

There's coving along the ceiling and a wall-mounted digital thermostat control panel. A turned staircase, equipped with a Richard Burbage Kak handrail and a glazed balustrade, leads to the first floor. Beneath the stairs, you'll find a cloaks/storage cupboard, with electric light and a tiled floor. Bespoke Oak doors allow light to flow through the property leading to:

Spacious Living Room

19'2" x 12'2" (5.86m x 3.72m)

With Indirect mood lighting to the ceiling, plus





recessed spotlights, two radiators, double glazed window to the rear aspect and internal Oak double glazed bi-fold doors lead through to the:

Dining Room/Family Room

9'2" x 9'1" (2.81m x 2.77m)

Downlighters, radiator, double glazed window to rear aspect, double glazed French doors provide access to the rear garden.

Fitted Kitchen

14'8" x 7'5" (4.49m x 2.27m)

The kitchen features a variety of base and eye-level units, accompanied by complementary worktops and a breakfast bar. It includes an inset stainless steel sink unit with a rinse bowl and a mixer tap, along with tiled splashbacks. There is a built-in Neff electric oven and grill, with storage cupboards above and below. Additionally, it has a four-ring gas hob and a stainless steel extractor unit mounted above. Space for a washing machine and a



fridge/freezer and radiator. The flooring is Karndean, and there is a double-glazed window at the front and a double-glazed casement door on the side.

First Floor Landing

Built-in shelved linen/storage cupboard. Doors to:

Bedroom One

12'2" x 10'0" (3.72m x 3.05m)

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





Bedroom Two

9'8" x 9'0" (2.95m x 2.76m)

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

Bedroom Three

9'10" x 8'7" (3.02m x 2.64m)

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

Bedroom Four

9'0" x 8'9" (2.75m x 2.68m)

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

Bathroom

Suite comprising "P" shaped bath with Triton T80 shower system and curved glass shower screen, pedestal wash hand basin, Chrome heated towel rail, fully tiled walls and a double glazed window to the side aspect.



Separate WC

Low flush WC, wash basin and a double glazed window to the side aspect.

Outside

At the front of the property, there is a block-paved driveway that offers plenty of off-road parking and provides access to the garage.

Garage

Having an up-and-over door, power and light and houses the combination gas-fired boiler.





Garden

Having a paved patio area, and well-tended lawned gardens with stocked borders, a timber garden shed, and Outside tap 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 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 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 5TT



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	72	
(55-68) D		
(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

Ground Floor

Approx. 62.9 sq. metres (676.7 sq. feet)



First Floor

Approx. 49.5 sq. metres (532.6 sq. feet)



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