





The transformed and award-winning designed 1960's link detached bungalow offers spacious and versatile accommodation, and a secluded south-facing garden. Energy rating B.

Location

Fields Court is a unique award-winning development of individually styled properties occupying a quiet backwater position and set around a delightful central communal green. It is conveniently situated within approximately a mile of the historic county town centre and is accessible to the railway station,

hospital, parks, and junction 15 of the M40 motorway and Warwick Parkway railway station, providing fast commuter links.

Enclosed Storm Porch

Having a double glazed entrance door, ceiling light point, and further part glazed casement door leading to the :

Entrance Hall

With a stainless steel electric panel heater, Amtico wood effect flooring, downlights, a built-in cloakroom housing the solar panel system and battery, and an

addition a built-in linen cupboard with an emersion heater. Doors to:

Cloaks/shower room

Having a white suite with w.c. wash hand basin, walk-in double shower, extractor fan, heated towel rail, and a double-glazed window.

Utility Room

Having worktops with space for domestic appliances beneath, extractor fan, eye-level storage cupboards, Amtico wood effect flooring, and opening to :



Store Room

() Having built-in gloss fronted full-height storage cupboards, power and ceiling light point and a double-glazed window to the front aspect.

Open Plan Breakfast Kitchen/Dining/Living Room

This impressive room features a high-angled ceiling, incorporating high-level double-glazed windows and a hot and cold air conditioning unit. There is also Amtico wood effect flooring throughout.

Kitchen Area

Having an attractive range of gloss-finished base units and a tall storage unit. Granite worktops with tiled splashbacks. Bosch induction hob with illuminated extractor over, Neff electric oven with microwave over and storage cupboards above and below. There is an integrated dishwasher and a Siemens American style fridge freezer, wine cooler, breakfast island with matching worktops and white soft close drawers and storage cupboards beneath.

Living/Dining Areas

There is a focal point corner wood burner and four stainless steel electric radiators throughout the living areas. Tado smart thermostat and double-glazed French doors provide views and access to the gardens, and doors lead to the Office and a double bedroom.

Office/Bedroom

Having an electric panel radiator, double-glazed window and double doors to the



WC

White suite comprising WC, wash basin, extractor fan and a double-glazed window.

Double Bedroom

Having an electric vertical radiator with double-glazed French doors provides views and access to the gardens.

Main Bedroom

Having two wall lights, ceiling light point, built-in full height double door wardrobe and opening to :

Snug

Having a wood effect floor, downlights, double glazed window to the front aspect, double-glazed casement door to the side aspect, and a sliding door to :

En Suite Shower

Having a white suite with w.c., wash hand basin, tiled splashback, tiled shower enclosure with Triton shower system, and glazed folding door, electric heated towel rail, extractor fan, downlights, and a double glazed window.

Bedroom/Office (Front)

Having a wood effect floor, sliding double door wardrobe, recess for a chest of drawers, electric panel heater, and a double-glazed window to the front aspect.

OUTSIDE

Fore area with established shrubs. Gate providing pedestrian side access to the rear.

Private Rear Garden

The rear garden enjoys a secluded and sunny southerly aspect being laid with a large paved patio,



lawn, border, enclosed chicken run and established trees. A wisteria frames the rear of the property, with additional raised flower beds, a greenhouse and garden storage shed. The gardens are enclosed by high fencing.

Tenure

The property is Freehold. Vacant possession will be given on completion. **SERVICE CHARGE:** There is a service charge to cover the upkeep of the communal areas and lighting which we understand is currently £55 per month.

Services

Mains electric, water and drains are connected to the property.

Council Tax

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

Directions

Leave our offices in Jury Street and proceed over the traffic lights into Smith Street. At the next set of lights turn left onto the Coventry Road. After

approximately a quarter of a mile turn right into Nelson Lane, right into Cliffe Way and the entrance to Fields Court will be ahead of you. There is a visitors parking area to the left, continue around to the left and No. 54 will be at the end.



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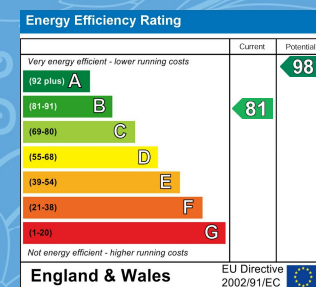
FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 137.5 m² (1,480 sq.ft.)
TOTAL : 137.5 m² (1,480 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Warwick Office
17-19 Jury Street
Warwick
CV34 4EL

☎ 01926 499540 🌐 ehbresidential.com



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

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