



Giffard Way | Woodloes | CV34 5TZ

Price guide £350,000



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A large and beautifully presented, two double bedroom, detached bungalow in an elevated position on the Woodloes Park development.

This property is bright and airy throughout and has been improved by the current owners and now boasts a new combi boiler, a driveway for two cars, an annually serviced security system and is immaculately presented throughout.

The accommodation comprises a nice sized hallway, large living room with separate fitted kitchen, a modern bathroom with airing cupboard and two large bedrooms both with fitted wardrobes.

To the rear is an attractive, enclosed garden with a covered walkway to the driveway. Off street parking on the driveway for two vehicles, a detached garage and a further, small parking space to the front of the garage.

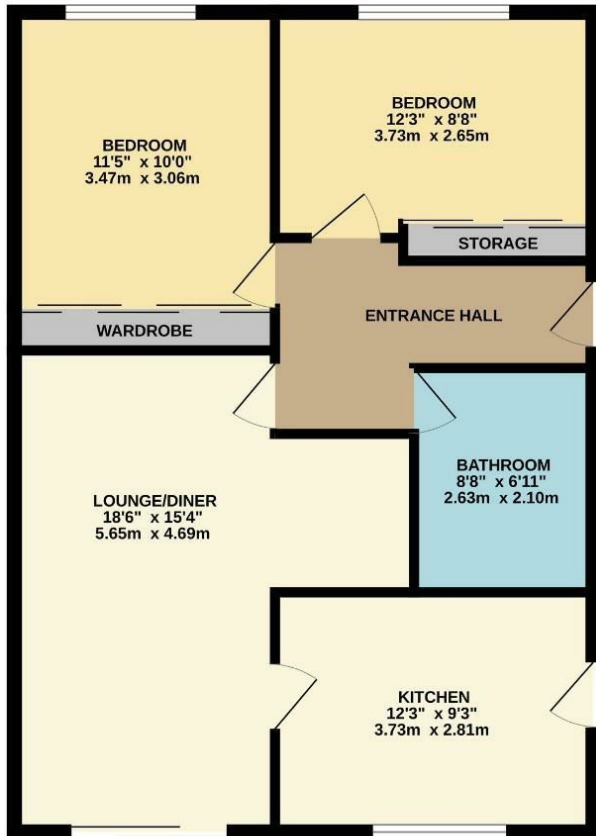
Early viewing is essential to avoid disappointment.



- Detached Bungalow
- Two Double Bedrooms with Fitted Wardrobes
- Large Living Room
- Fitted Kitchen
- Modern Bathroom
- Attractive Rear Garden
- Driveway Parking
- Detached Garage
- Beautifully Presented
- EPC - 67 (D)



GROUND FLOOR
702 sq.ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA: 702 sq.ft. (65.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Entrance

Entrance to the property is via a UPVC, double glazed, obscure glazed front door which leads in to the bright and airy entrance hall, being tiled to floor and having neutral décor to walls and ceiling, light point to ceiling and wall, loft access to ceiling, gas central heating radiator and an electric socket.

Stripped wooden doors lead in to all rooms.

Living Room

19'6" x 15'4" (max)

Being carpeted to floor and having a continuation of the neutral décor to walls and ceiling with one feature wall papered wall. White UPVC double glazed, sliding doors to rear elevation leading out in to the garden, two light points to ceiling and one light point to wall, two gas central heating radiators, various electric sockets, a TV point, white UPVC, double glazed window to side elevation, fireplace with granite effect hearth and surround with a wooden mantle and with a Dimplex electric fire fitted.

Kitchen

12'2" x 10'4"

Accessed off the living room via a stripped wooden door and having tiles to floor and with a continuation of the neutral décor to walls and ceiling, white UPVC double glazed window to rear elevation, light point to ceiling and have a gas central heating radiator, white UPVC, obscure glazed, double glazed door to side elevation giving access to the covered, external walkway. The kitchen is fitted with a range of base and wall units with a wood effect frontage, brushed chrome handles and a black granite effect, melamine work surface. Space and plumbing for washing machine, space for tumble dryer and space for full height fridge freezer. Integrated Hotpoint electric oven (recently fitted) with a four ring gas hob above with an integrated extractor over. Built in stainless steel, one and a half bowl sink with matching drainer with chrome hot and cold mixer tap. There is a tiled splash back, various electric sockets and fused switches.

Bedroom Two

9'9" x 11'3"

Being carpeted to floor and having neutral décor to walls and ceiling, large double glazed window to front elevation, gas central heating radiator below, light point to ceiling and benefitting from a mirror fronted, double wardrobe.

Bedroom One

11'0" x 14'1"

Being carpeted to floor and having neutral décor to walls and ceiling, large double glazed window to front elevation, gas central heating radiator below, light point to ceiling and benefitting from two mirror fronted, double wardrobes.

Family Bathroom

Being tiled to floor and to ceiling height, LED spotlights and extractor to ceiling, obscure glazed, double glazed window to side elevation, gas central heating radiator and fitted with a white low level WC, white pedestal wash hand basin with chrome hot and cold mixer tap, white bath with chrome hot and cold mixer tap, shower attachments with chrome handle bar controls with shower riser and head. A full height cupboard provides a huge amount of storage and houses the combi boiler (only 12 months old and been serviced).

Outside

To the rear of the property is the pretty garden. Wooden steps lead on to the lawn, large wooden planter, outside light and tap. To the side elevation there is a useful, covered walkway which is ideal for storage and gives access out to the front of the property. The garden is finished by a gravel patio which is the perfect spot for al fresco dining.



1 The Hughes, 24 - 26 Swan Street, Warwick, CV34 4BJ
warwick@hawkesford.co.uk

01926 411 480 www.hawkesford.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Garage

8'3" x 16'1"

Having a white up and over garage door, cement floor and benefitting from a recently replaced roof. Small parking space to the front

Driveway

Located to the front of the property is a driveway providing off street parking for two cars.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		67	
(69-80) C			
(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	