



Gardner Drive, Warwick

*Distinctive
Collection*





Gardner Drive Warwick, CV35 8UP

Offers over £700,000

Nestled in the quiet cul-de-sac of Gardner Drive in Hampton Magna, Warwick, this delightful detached house is a true gem waiting to be discovered. Boasting five bedrooms three bathrooms, a study, an open plan kitchen/dining room with living space, as well as an and an additional living room, this property offers ample space for a growing family or those who love to entertain guests. This residence has been lovingly improved by its current owners

Crafted to the Wolverley Design by Miller Homes, set in a popular semiorural development near the medieval town of Warwick and boast beautiful views across the fields to St Mary's Church and Warwick Castle and beyond.

Convenience is key with this property, as it is ideally located within walking distance of Warwick Parkway train station, providing easy access to Birmingham and London. Moreover, the proximity to the M40 and A46 road networks makes commuting a breeze for those who need to travel for work or leisure.

Imagine coming home to this picturesque abode, where the allure of countryside living meets the convenience of urban amenities. Don't miss the opportunity to make this house your home sweet home in the heart of Warwickshire.

Property in brief - Entrance Hall, Open Plan kitchen/Diner with living space, Lounge, Utility Room, Study, Guest wc. Upstairs - Main Bedroom with Dressing Area and En-Suite, Second En-Suite Double Bedroom, Three Further Double Bedrooms and a Four Piece Family Bathroom. Outside is a Double Garage, Driveway Parking and rear Garden

Details in Full.

A stylish and immaculately presented five bedroom detached family home, which offers open entertaining space and room for a large or growing family.



Location

Hampton Magna is less than 10 Minutes drive into the historic town of Warwick. Warwick is a market town which offers a great selection of high street and independent shops, as well as a wide range of restaurants, bars and coffee shops.

The property is within walking distance of local amenities including playgrounds, cafe's and Budbrooke Medical Centre and Budbrooke Primary School, and is just a short drive to Aylesford High School, both Ofsted rated good.

The location is perfect for commuters as it is within walking distance of Warwick Parkway train station, and only a short drive from the A46 and M40.



The Property

Frontage

To the front of the property there is a small front garden that is mainly laid to lawn. A paved path leads up to the property and there is also an established flowerbed with mature shrubs.

To the side there is a large tarmac drive providing off road parking for a number of cars, and front access into the double garage.

Entrance

Stepping through the front door you come into the welcoming entrance hall, having three storage cupboards, carpeted stairs to the first floor landing, light point to ceiling, a radiator and wood effect LVT flooring.

Guest WC

3'7" x 5'6"

Off the hall is the guest WC, having continuation of the wood effect flooring, a low level flush WC,, pedestal wash hand basin with tile backsplash, a light point to the ceiling and a radiator.

Study

11'6" x 7'11"

Located at the front of the property, this generous size study could have a number of uses, from a children's play room to a additional space to put up guests. With light point to ceiling, carpet to floor, a radiator and window to front elevation.

Lounge

17'4" x 11'6"

maximum measurements

This stylish room has really been elevated by the current owners, having a striking media/display/storage wall unit with built in LED lighting and acoustic wood paneling. It really is a statement piece!

The room also has carpet to floor, two light points to ceiling, a radiator and window to front elevation.

Kitchen, Living, Dining Space

18'4" x 33'10"

maximum measurements

The main feature of the downstairs is the large open plan kitchen/diner with additional living space at the rear of the property. This is a great space for entertaining as there is plenty of room to cook, dine and sit comfortably, whilst looking out to the rear garden.

The kitchen has a run of wall and base units, and integrated appliances include Zanussi double oven, fridge freezer and a Zanussi dishwasher. There is also one and a half bowl stainless steel sink set into the worksurface, as well as a five ring gas hob set with a stainless steel backsplash and extractor hood above, a breakfast bar peninsula with pendant lights above, recessed spotlights to the ceiling and a window looking out to the garden.

The dining area has two light points to the ceiling and has space for a good size family dining table. There are two radiators, two windows to the side elevations and double patio doors give access outside.

The sitting area has a feature wall with wooden acoustic panelling, a light point to the ceiling and double patio doors giving access outside. This whole area also has continuation of the wood effect flooring.

Utility Room

8'3" x 5'6"

Off the kitchen is the useful utility room. There is a partially glazed door that gives access out to the driveway, continuation of the wood effect flooring, wall and base units, space and plumbing for a washing machine, space for a tumble dryer, a single bowl stainless steel sink set into the worksurface, a light point to ceiling and a radiator. The Potterton boiler is also housed in here and has been serviced annually.

Landing

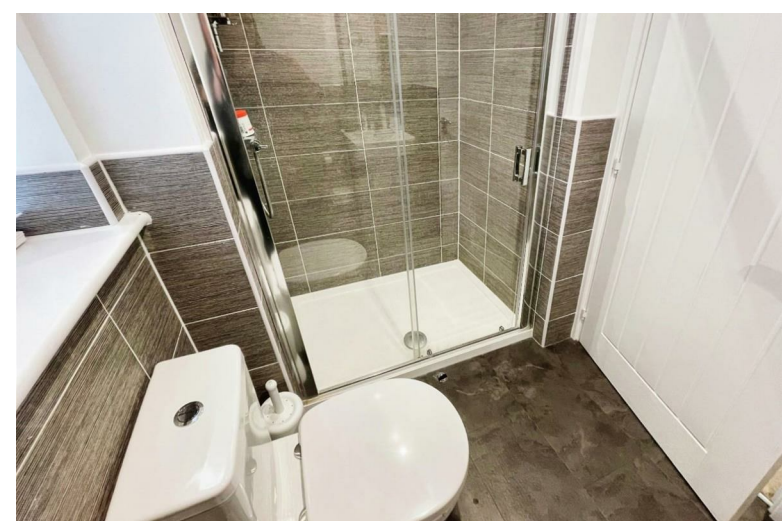
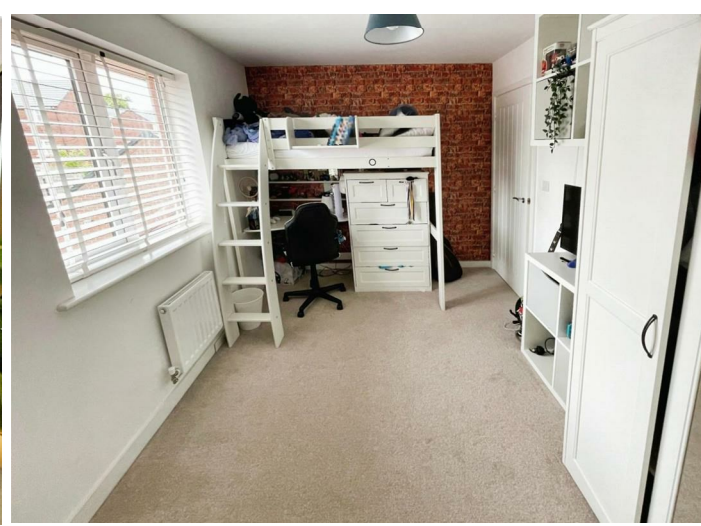
Returning to the entrance hall, carpeted stairs lead up to the spacious first floor landing. Having carpet to floor, two light points to ceiling, cupboard housing the pressurised hot water tank and access to loft void to ceiling. The loft is not boarded and does not have a ladder.

Main Bedroom

13'2" x 11'10"

The main bedroom offers plenty of room for a super king size bed and bedroom furniture. Having carpet to floor, light point to ceiling, a radiator and window to front elevation, with views of the countryside, Warwick Castle and St Mary's Church.







The Property Cont...

En-Suite

5'2" x 7'10"

As you go from the bedroom to the en-suite, you walk through the dressing room area that has triple mirror fronted wardrobes on both walls. With continuation of the carpet to floor and a light point to ceiling.

The en-suite has a large walk in shower cubicle with tiled surround, low level flush wc, wall mounted wash hand basin, shaver socket, recessed spotlights to ceiling, a radiator, walls tiled to half height, slate effect LVT flooring and obscure glazed window to rear elevation.

Bedroom Two

8'9" x 11'7"

Located at the rear of the property and having carpet to floor, light point to ceiling and window to rear elevation.

En-Suite

4'8" x 8'9"

Having a large walk in shower cubicle with tiled surround, low level flush wc, wall mounted wash hand basin, shaver socket, recessed spotlights to ceiling, a radiator, walls tiled to half height, LTV wood effect flooring and obscure glazed window to rear elevation

Bedroom Three

9'3" x 11'10"

Located at the front of the property and having carpet to floor, light point to ceiling and window to front elevation.

Bedroom Four

10'5" x 9'7"

Having carpet to floor, light point to ceiling and window to front elevation.

Bedroom Five

8'9" x 8'9"

Having carpet to floor, light point to ceiling and window to rear elevation.

Family Bathroom

7'8" x 8'4"

maximum measurements

The four piece family bathroom consists; walk in shower cubicle with tiled surround, panelled bath with hand held shower attachment, low level flush WC, wall mounted wash hand basin, shaver socket, recessed spotlights to ceiling, a radiator, walls tiled to half height, LVT wood effect flooring and obscure glazed window to side elevation

Rear Garden

The rear garden is mainly laid to lawn and very much a blank canvas and ready to be transformed by any would be gardeners. There is also a small paved patio area and a paved path leads to the side garden gate and out to the drive.

Garage

18'8" x 19'8"

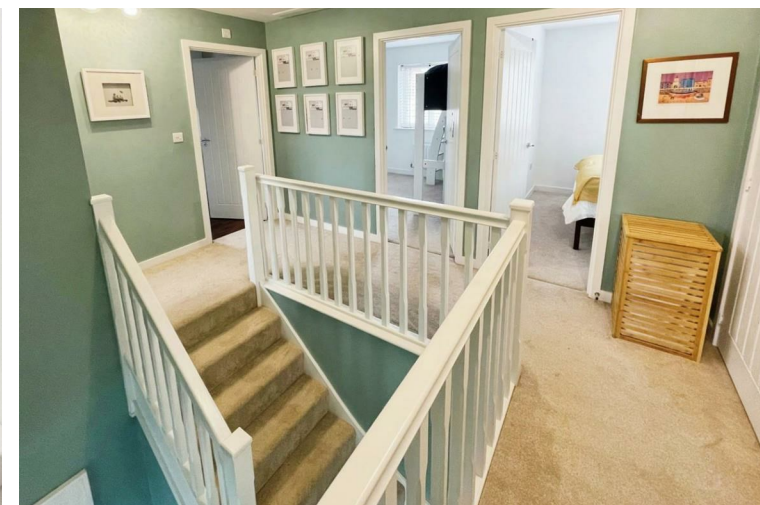
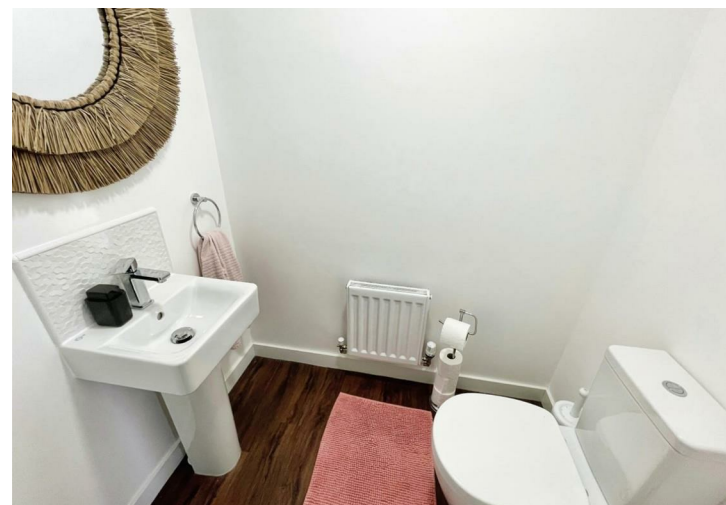
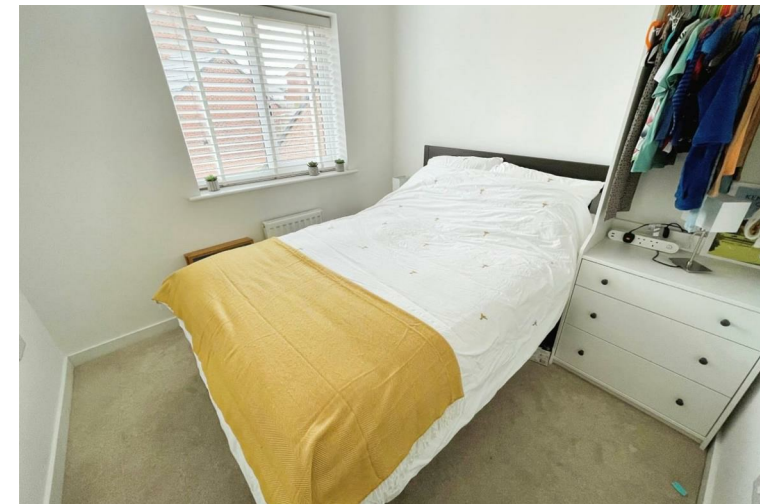
The double garage is accessed via two up and over metal doors, and benefits from having power and light.

Council Tax

We understand the property to be Band G.

Viewing

Strictly by appointment through the Agents on 01926 411 480.





General Information

Tenure: We believe the property to be Freehold. The agent has not checked the legal status of the property. The purchaser is advised to obtain verification from their legal advisers.

Mains water, gas and electricity are believed to be connected to the property. We believe the property to be freehold. The agent has not checked the legal status to verify the freehold status of the property.

The purchaser is advised to obtain verification from their legal advisers. Fixtures & Fittings Only those mentioned within these particulars are included in the sale price. Viewing Strictly by appointment through the Agents All electrical appliances mentioned within these sales particulars have not been tested.

All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

All photographs are taken with a wide angled lens Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract.

The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property.

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Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available.

This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		93
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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