



  
**for  
SALE**  
01926 411480  
hawkesford.co.uk  
find us first on  
wearethemarket

Guys Close, Warwick

*Distinctive  
Collection*











## Guys Close

Warwick, CV34 5JH

Price guide €465,000

Located at the end of a quiet, cul-de-sac, in a popular residential area we are delighted to bring to the market this beautifully presented semi-detached home with a large living dining room, modern fitted kitchen, office and downstairs WC. On the first floor two double bedrooms, a single bedroom and a family bathroom, on the second floor a third double bedroom.

An attractive and well maintained, tiered rear garden and a lawned fore garden with driveway and garage with electrically operated up and over garage door.

An ideal family home or first time buy, call the Warwick office today to book your viewing.









Welcome to Guys Close, Warwick - a charming semi-detached house that boasts four bedrooms and one bathroom. This beautifully presented property is perfect for those looking for a cozy yet spacious home.

With four bedrooms, this house offers plenty of space for a growing family or those in need of a home office or guest room. The property is ideally located for easy access to Warwick and Leamington Town Centres, as well as Warwick Hospital and Train Station, making it a convenient choice for commuters or those working in the healthcare sector.

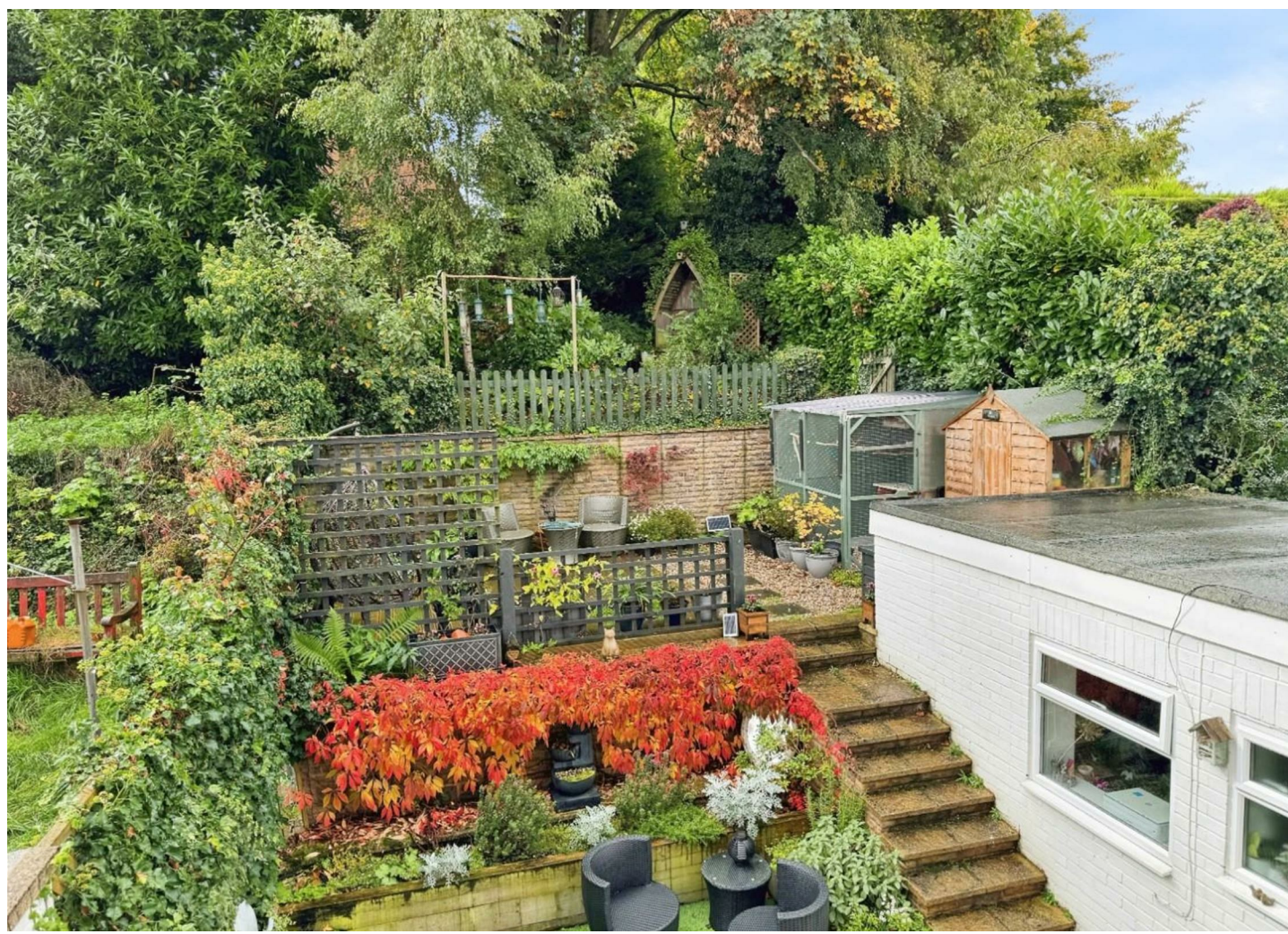
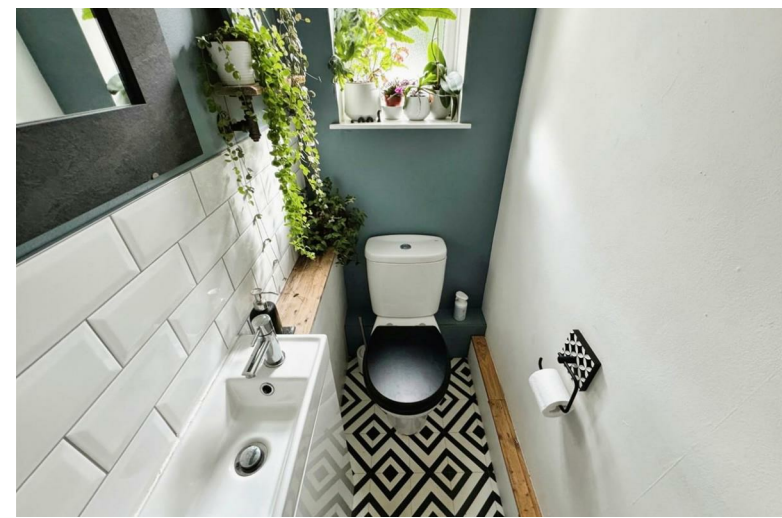
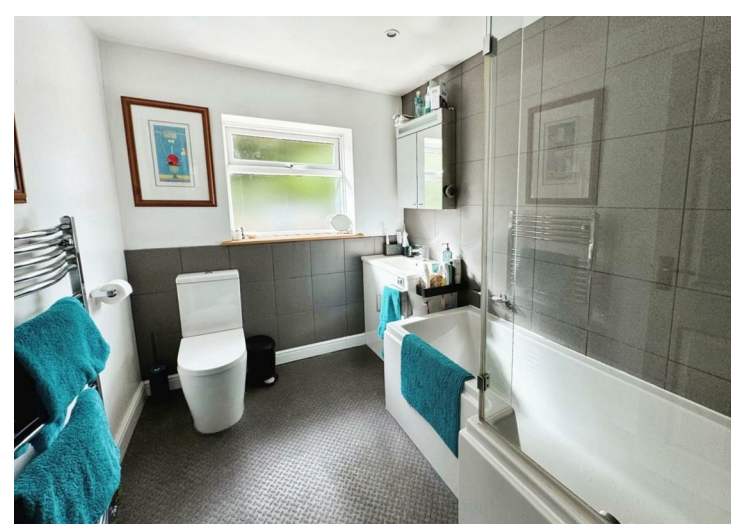
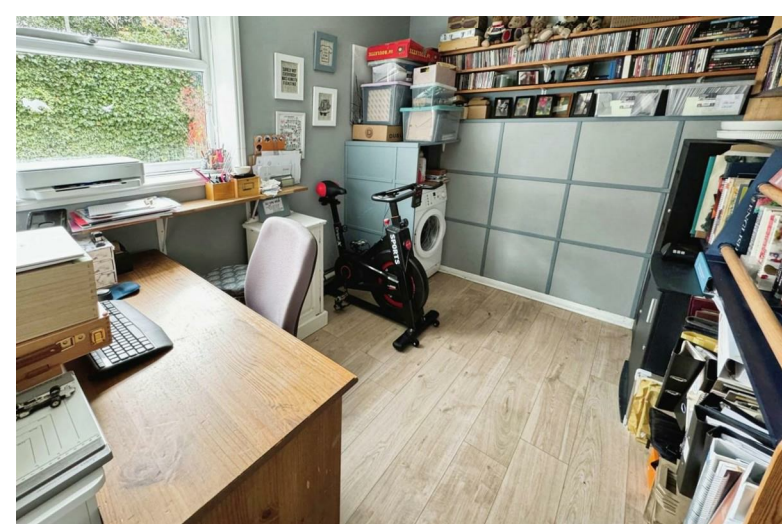
One of the standout features of this property is its attractive tiered garden, providing a lovely outdoor space to relax and entertain in. The great school catchment area adds to the appeal of this home, making it an ideal choice for families with children.

Don't miss out on the opportunity to own this wonderful property in a sought-after location. Contact us today to arrange a viewing and make this house your new home in Warwick.

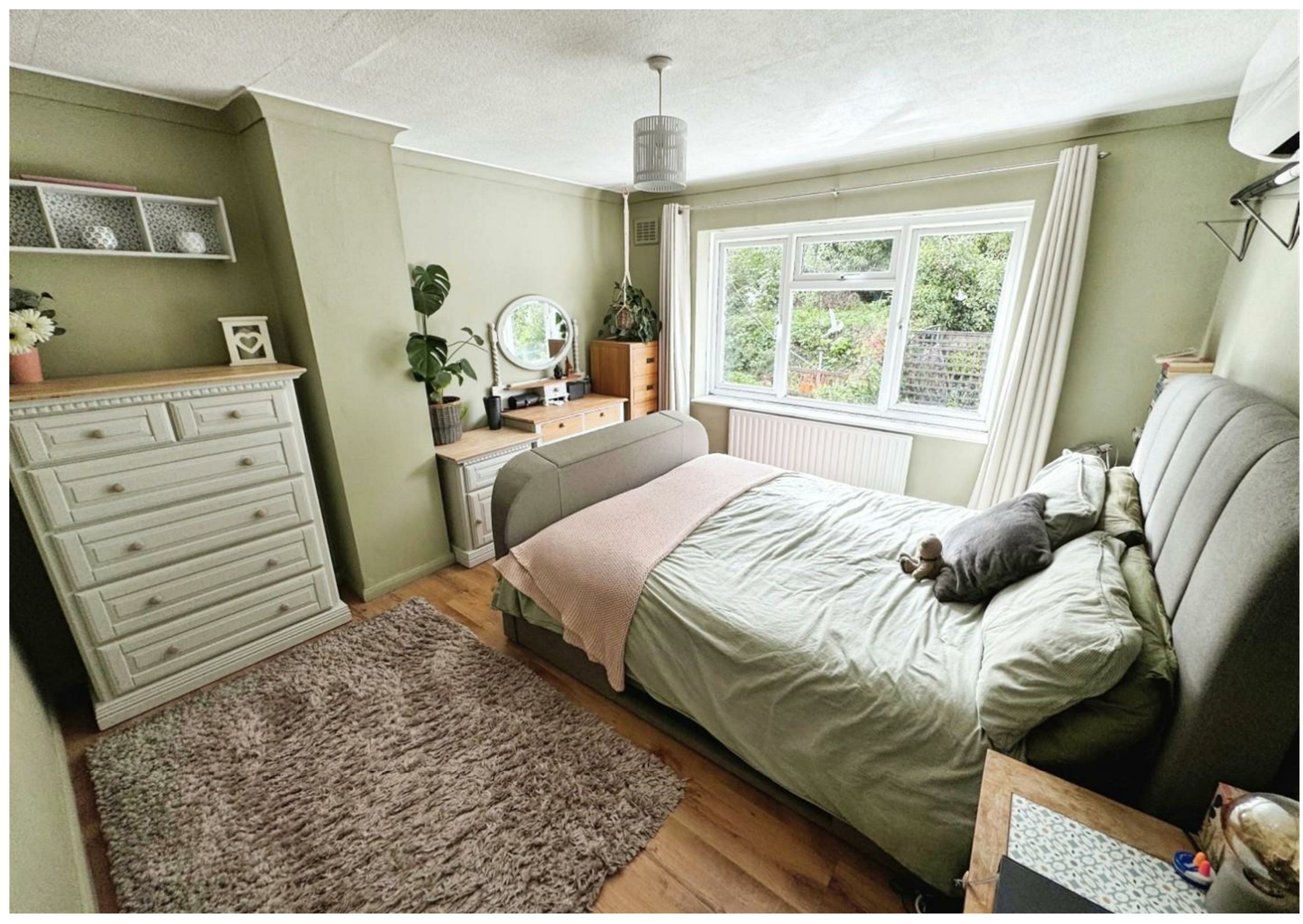














# The Property

## Entrance

Entrance to the property is via a composite front door which opens up in the entrance hall. Having solid wood flooring which flows through in to the kitchen diner, neutral decor to walls and ceiling, stairs leading up to the first floor landing, gas central heating radiator and there is a light point to ceiling. Obscure glazed, double glazed panel to front elevation letting in the natural light, low level cupboard housing useful under stairs storage.

White painted doors leading in to the open plan living room and in to the modern fitted kitchen diner.

## Living Room

25'4" x 11'9"

Being carpeted to floor and having neutral decor to walls and ceiling, white UPVC, square, bay style, double glazed window to front elevation and with white UPVC double glazed, double, French doors to rear elevation giving access out in to the garden. Various LED spotlights to ceiling, two modern, tall radiators to wall, various electric sockets, TV point and a fireplace with white marble hearth, wooden mantle and with an electric fire fitted.

## Kitchen Diner

15'4" x 17'11"

Being "L" shaped and having a continuation of the wooden flooring from the entrance hall as well as a continuation of the neutral decor. LED spotlights to ceiling in the kitchen area and a light point over table position in the dining area, gas central heating radiation, white UPVC, double glazed window to rear elevation and white UPVC, double glazed, double French doors to side elevation which lead out in to the garden.

The kitchen is fitted with a range of base and walls units with a graphite coloured frontage, quartz work surface and a subway tile splash back. Built-in Bosch, double electric oven with a four ring gas hob with integrated extractor over, under surface mounted sink with a chrome hot and cold mixer tap with a drainer built in to the worksurface, space and plumbing for dishwasher, space for full height fridge freezer, various electric sockets and fused switches as well as TV point to high level in the dining area. White painted door houses a useful storage cupboard and a further white painted door leads in to the garage.

## Inner Hallway

Modern cushioned flooring, neutral decor to walls and ceiling, light point to ceiling and white painted doors leading in the down stairs WC and the Hobby Room/Utility

## Down Stairs WC

Having a continuation of the cushioned flooring and neutral decor, light point to ceiling, white UPVC, obscure gazed, double glazed window to side elevation and fitted with a white basin with chrome hot and cold mixer tap, white low level WC and a white subway tiled splash back.

## Hobby Room/Utility Room

9'7" x 8'5"

Having wooden laminate flooring and neutral decor to walls and ceiling, white UPVC double glazed window to side elevation, light point to ceiling, gas central heating radiator, space and plumbing for washing machine and various electric sockets.

From the entrance hall, carpeted stairs lead up to the first floor landing which has a white UPVC double glazed window to side elevation, light point to ceiling, white painted doors leading in to all rooms.

## Bedroom One

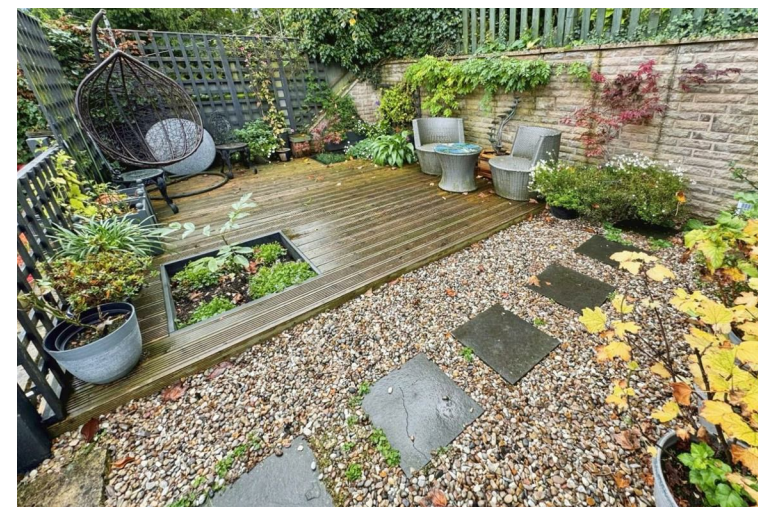
11'11" x 11'5"

Having wood effect flooring and with a continuation of the neutral decor to walls and ceiling, white UPVC double glazed window to rear elevation, gas central heating radiator below, light point to ceiling, air conditioning to high level and various electric sockets.

## Bedroom Two

13'0" x 9'2" (from front of wardrobes)

Being carpeted to floor and with neutral decor to walls and ceiling, square, white UPVC double glazed, bay style window to front elevation with gas central heating radiator below, light point to ceiling, various electric sockets, three double fitted wardrobes and one single fitted wardrobe.





#### Bedroom Four

7'0" x 7'9"

Having wood effect flooring and with neutral decor to walls and ceiling, white UPVC double glazed window to front elevation with gas central heating radiator below, light point to ceiling and various electric sockets.

From the landing carpeted stairs lead up to the second floor landing where there is a continuation of the carpet and decor, white UPVC, obscure glazed, double glazed window to side elevation. Light point to ceiling, low level, deep shelf providing useful storage, double wardrobe and white painted door leading in to the loft bedroom.

#### Bedroom Three/Loft Bedroom

16'6" x 9'5"

Carpeted to floor and decorated walls and ceiling, white UPVC, double glazed window to rear elevation, spotlights to ceiling, gas central heating radiator, air conditioning unit to high level, various electric sockets, TV point and loft style storage located in the eaves.

#### Outside

To the front is a well maintained lawned fore garden and driveway. An electrically operated, garage door which leads in to the garage.

To the rear is a landscaped, tiered garden. As you enter the garden from the house there is a fabulous area for children to play or outside dining. Having AstroTurf so incredibly low maintenance. Wooden sleepers border the raised beds and there is a water feature.

Paved steps lead up to the next level which is more for adults! Wooden deck with sunken flower beds is the perfect spot for an afternoon G&T. There is also a wooden shed.

The final tier is accessed via paved steps which lead up to a more natural area with mature trees and bushes, a small pond and a wooden covered seating area.

#### Garage

17'6" x 7'6"

Cement flooring, exposed brick walls, benefitting from light and power. The Viessmann gas boiler is housed in here.

#### Services

All mains services are believed to be connected.

#### Tenure

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.

#### Council Tax

We understand the property to be Band E.

#### Viewing

Strictly by appointment through the Agents on 01926 411 480.

#### Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

#### Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

#### Disclaimer

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 and part of an offer or contract. The seller does not take make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing 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.

#### Management Department

For all enquiries regarding rental of property, or indeed management of rented property, please contact Robert West on (01926) 438123

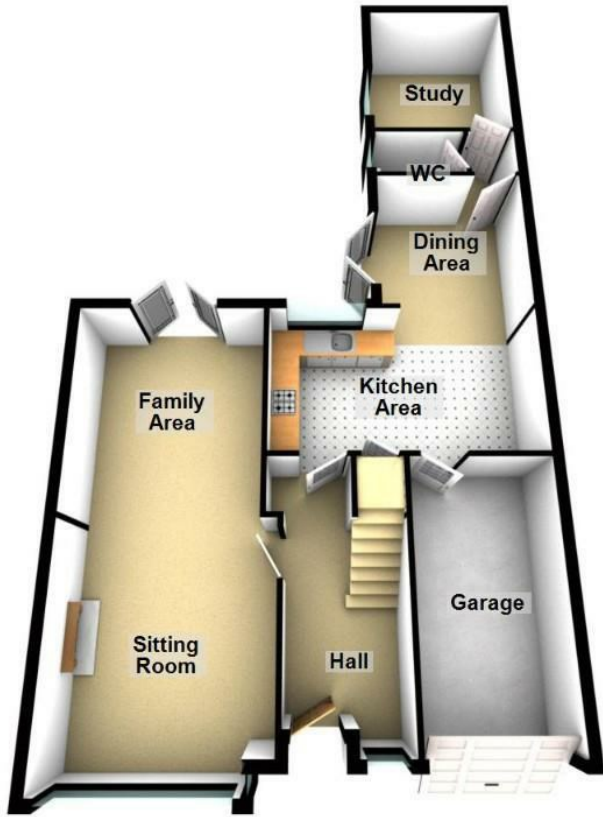
#### Survey Department

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance Valuations, together with Rent Reviews, Lease Renewals, and other professional property advice.

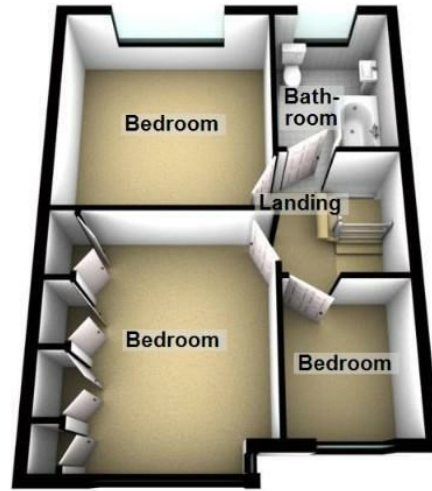
Hawkesford are also able to provide Energy Performance Certificates Telephone (01926) 438124.



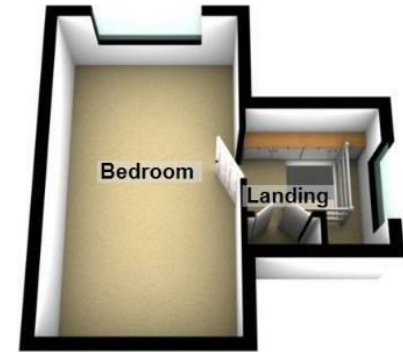
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Hawkesford Estate Agents**  
1 The Hughes, 24 - 26 Swan Street, Warwick, CV34 4BJ  
01926 411 480 [warwick@hawkesford.co.uk](mailto:warwick@hawkesford.co.uk)

