

WOODLOES AVENUE SOUTH, WARWICK CV34 5TF



A fantastic family home on a popular residential development within walking distance of Warwick town centre. This four bedroom property has been extended to the ground floor and now boasts three reception rooms.

Having been in the same family for a number of years the property is ready for the new owner to put their stamp on it and create lasting memories.

- Extended Detached Home
 - Four Bedrooms
- Flexible Living Accommodation
- Great Location on a Popular Development
- Easy Access to A46, Warwick Train Station and Hospital
 - Walkable to Warwick Town Centre
 - Enclosed Rear Garden
 - Garage and Driveway
 - EPC - C

4 BEDROOMS

GUIDE PRICE £425,000

Welcome to this charming detached house located on Woodloes Avenue South on the Woodloes! This property boasts three spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With four bedrooms, there is plenty of space for everyone to enjoy.

Conveniently situated close to the A46 and other road networks, commuting will be a breeze whether you're heading to work or exploring the beautiful surroundings. Additionally, the proximity to Warwick train station offers easy access to further travel options.

Located on the Woodloes and within an easy walking distance of the property are two convenience stores, a primary school, general practice doctors surgery, a pharmacist as well as a pub and take away food shops.

Don't miss the opportunity to make this delightful property your new home. Book a viewing today and envision the possibilities that await you in this lovely abode on Woodloes Avenue South!

Entrance

Entrance to the property is via a composite, double glazed front door which leads in to the entrance hall. Having wood effect flooring, neutral decor to walls and ceiling, double glazed panel to side elevation and double glazed window to front elevation, gas central heating radiator, two light points and aloft access to ceiling, carpeted stairs lead up to the first floor landing and white painted doors lead in to all rooms as well as a useful under stairs cupboard.

Down Stairs WC

Being tiled to floor with high gloss black tiles and tiled to half height around basin, light point and extractor to ceiling, frameless mirror to high level, fitted with a white low level WC with chrome push flush and a white corner basin with chrome hot and cold tap.

Reception Room Two 17'10" x 12'2" (5.458m x 3.711m)

Being carpeted to floor and with neutral decor to walls and ceiling, double glazed window to front elevation and with double glazed sliding doors to rear elevation leading out in to the garden. Four light points to wall, light point to ceiling, gas central heating radiator and obscure glazed, sliding glass panels acting as a pass through to the kitchen.

Kitchen 11'10" x 8'11" (3.619m x 2.720m)

Having a continuation of the flooring from the entrance hall as well as the neutral decor, double glazed door to rear elevation giving access out in to the garden as well as a double glazed panel and there is a light point to ceiling. The kitchen is fitted with a range of base and wall units with a wood frontage and a granite effect work surface. Fitted with a double electric oven, stainless steel one and a half bowl sink with matching drainer with chrome hot and cold mixer tap, a four ring gas hob with integrated extractor over. Space and plumbing for washing machine and dishwasher with space for fridge, freezer and tumble dryer. Tiled back splash, various electric sockets and fused switches.

Living Room 14'4" x 12'11" (4.382m x 3.959m)

Being accessed off the entrance hall and having carpet to floor with a continuation of the neutral decor to walls and ceiling, large double glazed window to front elevation with gas central heating radiator below, light point to ceiling, electric fire on a marble hearth with a stone effect surround and mantle, various electric sockets and a TV point.

Large open doorway which gives access in to the dining room.

Dining Room 11'0" x 12'2" (3.354m x 3.714m)

Also being accessed from the kitchen and having a continuation of the carpet and decor, double glazed window to rear elevation with gas central heating radiator below, light point to ceiling and there are electric sockets.

From the entrance hall carpeted stairs lead up to the first floor landing where there is a continuation of the carpet and decor, white painted doors leads in to all rooms including the airing cupboard which houses the Glow worm, combi gas central heating boiler, obscure glazed, double glazed panel to side elevation, light point and loft access to ceiling.

Bedroom One 10'6" x 13'4" (3.204m x 4.082m)

Being carpeted to floor and with neutral decor to walls and ceiling, double glazed window to front elevation with gas central heating radiator below, light point to ceiling and a large, triple, fitted wardrobe offering a huge amount of useful storage.

Bedroom Two 10'6" x 11'8" (3.225m x 3.578m)

Being carpeted to floor and with neutral decor to walls and ceiling, double glazed window to rear elevation with gas central heating radiator below and there is light point to ceiling.

Bedroom Three 10'9" x 9'5" (max) (3.297m x 2.874 (max))

Being "L" shaped and being carpeted to floor as well as over the bulk head and with neutral decor to walls and ceiling, double glazed window to front elevation, gas central heating radiator and there is light point to ceiling.

Bedroom Four 9'4" x 7'1" (2.859m x 2.168m)

Being carpeted to floor and with neutral decor to walls and ceiling, double glazed window to rear elevation with gas central heating radiator below and there is light point to ceiling.

Family Bathroom

Being tiled to floor and to full height to walls around bath and shower dropping to half height around the basin and toilet, double glazed, obscure glazed window to side elevation and there are spotlights to ceiling. The bathroom is fitted with a bath with chrome hot and cold mixer tap with chrome shower controls and attachments, chrome heated towel rail, white basin with chrome hot and cold mixer tap and a white low level WC.

Outside

To the rear of the property is an enclosed garden. As you enter from reception room two there is a raised deck which leads on to a paved patio which continues along the width of the property. The majority of the garden is laid to lawn with well stocked and mature beds. Tucked behind the tree is a wooden shed. A paved pathway leads down the side elevation to a wrought iron gate giving access out to the front. The garden benefits from an outside light as well as an outside hot and cold tap.

To the front of the property is a useful bin storage area and a lawned fore garden.

Garage and Parking 8'7" x 16'9" (2.618m x 5.126m)

Accessible from the garden via a solid, wooden lockable door is the detached garage. Electrically operated, roller garage door and benefitting from light and power as well as an electric car charging point.

To the front of the garage is driveway parking.

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.



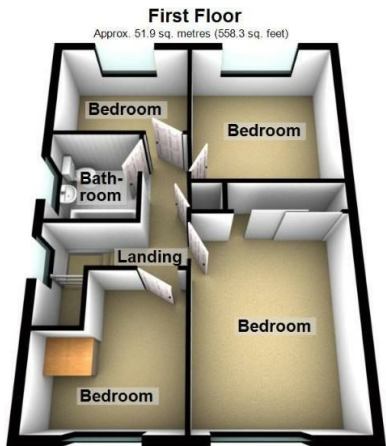
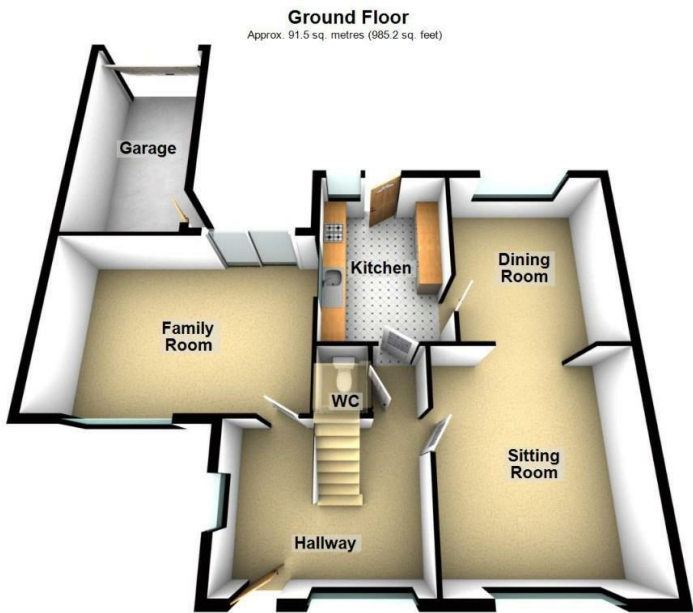












Total area: approx. 143.4 sq. metres (1543.5 sq. feet)

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

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

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