



**Connells**

Foxes Way  
Warwick



## Property Description

A fantastic opportunity to purchase a three bedroom family home within close proximity to Warwick town centre. This charming property offers everything you need for a spacious family home.

There is a driveway to the side for multiple vehicles with access to the garage as well as lovely front and side garden. There is a good size kitchen with a door to the side providing access to the utility space. The lounge is to the front of the home and leads through to a dining space overlooking the rear garden. On the first floor are two double bedrooms and a single third bedroom and the family bathroom with a separate wc, ideal for larger families.

The garden is private and enclosed, offering you plenty of privacy to enjoy your outdoor space. There is a delightful patio area for table and chairs and a pond with fish, ideal for outdoor relaxation and entertaining. There is plenty of vibrant greenery and stunning outdoor shrubbery, offering a picturesque and peaceful setting.

Foxes Way is a 10 minute walk into the historic Warwick town centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events.

## Entrance Hall

Storage cupboards and understairs storage.

## Cloakroom

Wash hand basin, WC, fully tiled and window to side.

## Lounge

13' 10" x 13' 9" ( 4.22m x 4.19m )

Double doors to dining area, gas fireplace and window to front.

## Dining Room

10' 7" x 10' 4" ( 3.23m x 3.15m )

French doors to rear, window to side. Through to:

## Reception Room

8' 9" x 5' 9" ( 2.67m x 1.75m )

Has been used as a sitting/open plan office/space overlooking the multiple water features in the rear garden.

## Kitchen

13' 2" x 9' 2" ( 4.01m x 2.79m )

Fitted with a range of wall and base units with work surface over, space for cooker, fridge and dishwasher. Pantry and window to rear.

## Utility Room

6' 8" x 5' 1" ( 2.03m x 1.55m )

Space for washing machine and freezer.  
Boiler.

## Bedroom One

8' 10" x 6' 7" ( 2.69m x 2.01m )

Window to front and storage cupboards.

## Bedroom Two

12' 8" x 11' ( 3.86m x 3.35m )

Window to front, fitted wardrobe and sink.

## Bedroom Three

12' 3" x 12' 2" ( 3.73m x 3.71m )

Window to rear, fitted wardrobes and cupboards. Sink.

## Bathroom

Bath, wash hand basin, WC, shower over bath, airing cupboard, fully tiled, window to rear.

## Wc

Separate WC and window to side.

## Loft Space

Boarded with power and light.

## Front Garden

Path to front.

Lawned area to front with mature plants and shrubs.

## Side Garden

Side garden is gravelled with raised and other beds holding mature shrubs and plants.

## Rear Garden

Paved garden with mature bedding areas with a pond that has fish and frogs.

A lovely private space for dining outside in the summer. Low maintenance in the winter months.

## Garage

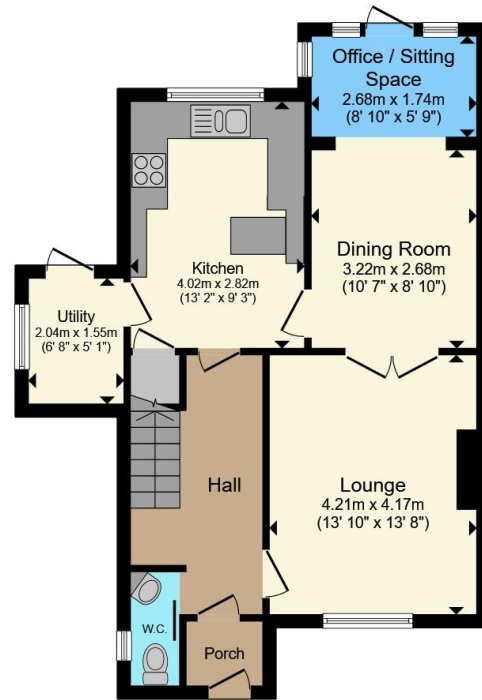
16' 8" x 8' 6" ( 5.08m x 2.59m )

Brick built, window and up and over door.

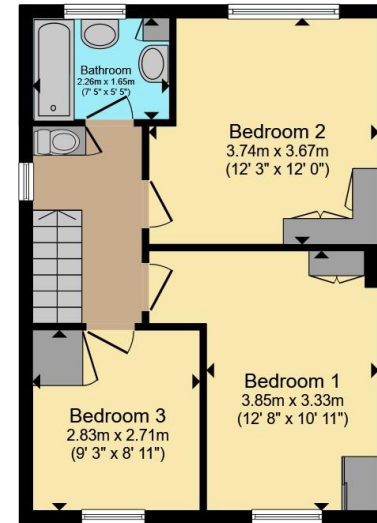








**Ground Floor**



**First Floor**

Total floor area 99.9 m<sup>2</sup> (1,075 sq.ft.) approx

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EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

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Property Ref: WAR107599 - 0005