



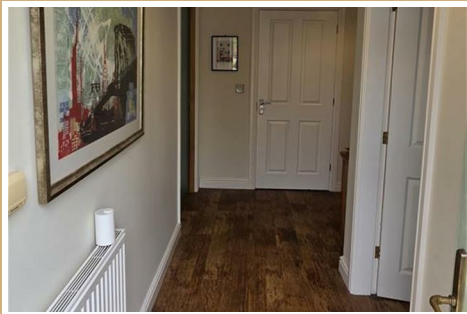
5 Sir Toby Belch Drive

Warwick, CV34

Asking Price £549,950



An extended 4 Double Bedroom Family Home with Double garage and south facing garden.



EPC C, Council Tax F

Entrance Hall
via Casement door, wood laminate flooring, Stairs to first floor, doors to: -

Study
10'1 7'4 (3.07m 2.24m)
Upvc window two front aspect, radiator and power points.

Cloak room
suite, comprising a low level WC Wash hand basin radiator.

Lounge
25'2 x 10' (7.67m x 3.05m)
via A Frosted Glass Sliding pocket door. upvc double glaze windows to front and side, french doors to kitchen, family room,

Kitchen, Family room, L Shapes
24'11 max x 22'5 max (7.59m max x 6.83m max)
The heart of the home, a real Wow Factor. the kitchen moves into a vaulted ceiling extension with Velux windows filling the room with light. comprising I am based over units. Down the side from one end to the other. With the centre, island space for a huge dining table and much more,

Landing
upvc double glazed window to side,

Bedroom 1
13'4 x 11'3 (4.06m x 3.43m)
upvc double glazed window to front, arch to

Dressing Area
Double wardrobe either side door to

En Suite
upvc double glazed window to rear

Bedroom 3
11'5 x 9'10 (3.48m x 3.00m)
upvc double glazed window to rear

Bedroom 4
13'4 x 7'4 (4.06m x 2.24m)
upvc double glazed window to front

Bathroom

2nd floor

Bedroom 2
17' x 12'2 (5.18m x 3.71m)
upvc double glazed window to FRONT door to en suite and loft

Walk in En Suite Dressing Area

Walk loft area

Front
Block paved driveway for 4 average sized cars leading to a detached double garage , astro turf style lawn, Gate to side access.

Side
Pathway leading from the double garage to the rear garden,.

Rear

south facing rear garden with an 'astro turf' style lawn
Patio area, large pathway to the side giving access to
the front and the double garage. various shrubs and
trees, walled boundaries



Road Map



Hybrid Map



Terrain Map



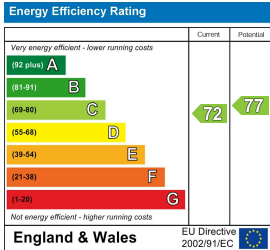
Floor Plan



Viewing

Please contact our Warwick Office on 01926 888838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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