



Field Close, Warwick

CV34 4QD

In Excess of £340,000





Attention first time buyers, professionals, families and investors. Also, dog walkers, water sport lovers and exercise enthusiasts! Here is a great property to either get your foot on to the property ladder, have as the family home which can grow as your family does or add to your B2L portfolio. There is scope to extend (STPP) and modernise to show off your style. This three-bedroom home occupies a wonderful position in a cul-de-sac being within a stone's throw of St. Nicholas Park. Boasting good primary and secondary school catchments all within walking distance. Also within walking distance to supermarkets, cafés, St. Nicholas Park and riverside walks. For the more energetic buyers, you could walk to both Warwick and Leamington Spa town centres, the train stations and even over the park to Warwick Technology Park.

The property is accessed via a driveway to the front entrance door opening into the hallway. Stairs rise to the first floor. Located on the rear is the third bedroom/study having French doors leading out to the rear garden. You will also find the utility room which has a sink and door leading out to the rear garden and next to this the downstairs cloakroom, a must for all good homes.



Heading upstairs to the first floor you enter the spacious living room, you immediately notice how wonderfully bright and light this room is and continues throughout the house which is one of the bonuses of buying a property of this era. This room has space enough for two sofas making it the ideal place for you and the family to enjoy a cosy night in enjoying your favourite box set.





Internal double doors open into the kitchen dining room. The kitchen has undergone a refurb in recent years and is fitted with modern grey units finished off with sparkly tiled splashbacks. The kitchen is well designed with plenty of cupboards, some features pull out wire shelving and have made use of those corner cupboards having those pull-out extending shelves. There is an integrated dishwasher and space for a fridge freezer. For those that love to entertain this is a social layout as you can have dining guests sat at the table enjoying conversation together, whilst watching you cook up a feast.

Heading upstairs to the second floor via the living room, there are two almost identical sized bedrooms, both can accommodate doubles beds and the room to the front has fitted wardrobes to one wall. Both bedrooms are light and bright having the same lovely large windows as featured in the rooms below. The family bathroom is located in-between these rooms and has a light well, so natural light does filter through. The suite is white comprising bath, vanity wash hand basin and W/C. There is a built-in airing cupboard housing the hot water cylinder.

Outside, the property boasts a south-westerly garden which wraps around the side and rear offering potential and space to extend (STPP), you only need to look around at neighbouring properties to see the extensions and conversions so obtaining planning permission should not be too difficult to obtain. The garden has been designed around the large studio, formerly an Avery, when the garden in bloom it becomes very private. For green fingered souls there is space to grow your favourite flowers and veggies. The garden offers a tranquil and quiet spot to kick back and relax enjoying your favourite book listening to natures chorus.







Another tick on the wish list; there is an integral garage and driveway for two vehicles side by side.

Location is everything and this property is a stone's throw from St. Nicholas Park where you can enjoy riverside and recreation walks and runs, there is a children's playground and funfair rides, football pitches and an Everyone Active gymnasium.

Council Tax band: C

Tenure: Freehold

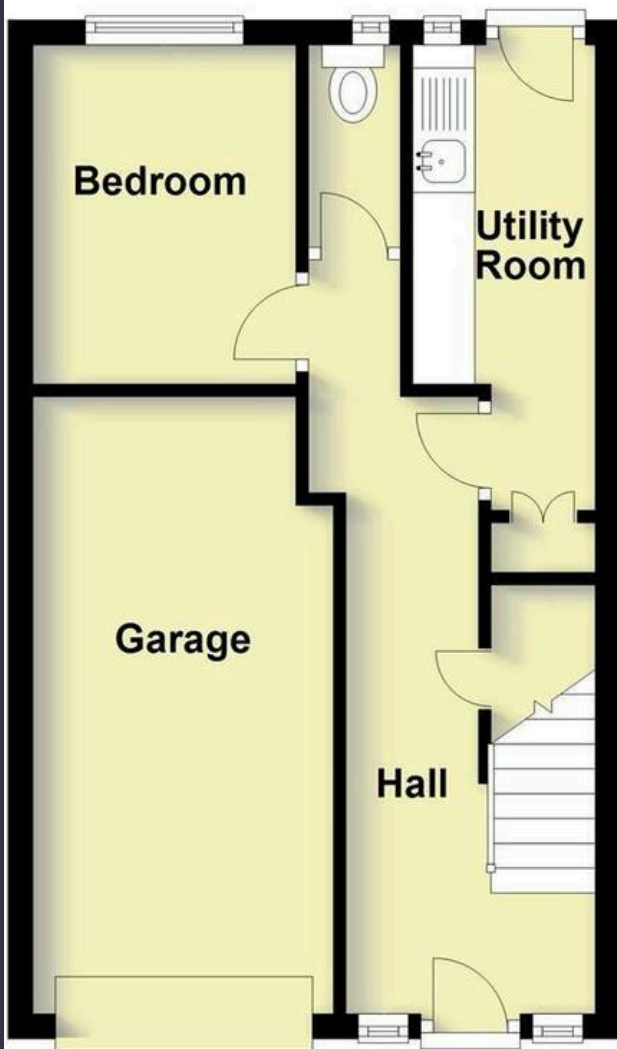
EPC Rating: D

- Three Bedroom Town House
- Modern Kitchen Dining Room
- Spacious Living Room
- Utility Room & Downstairs Cloakroom
- Large Rear Garden with Studio
- Integral Garage & Driveway
- Potential to Extend (STPP)
- Cul-de-sac Location
- Good Primary & Secondary School Catchments
- Walking Distance to St. Nicholas Park & Local Amenities



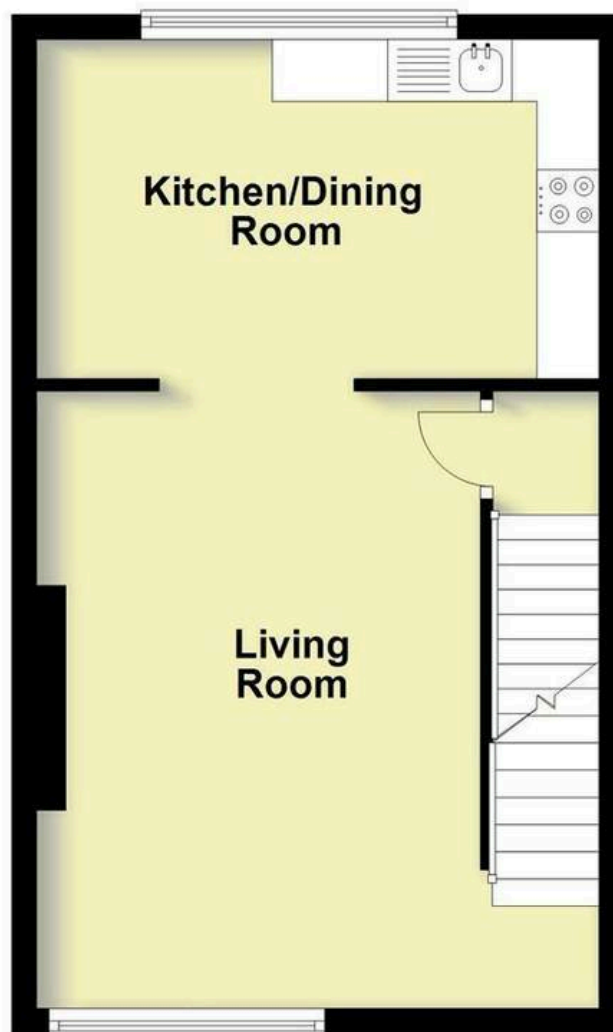
## Ground Floor

Approx. 35.3 sq. metres (380.3 sq. feet)



## First Floor

Approx. 35.3 sq. metres (380.3 sq. feet)



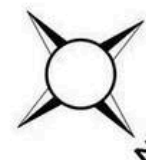
## Second Floor

Approx. 35.3 sq. metres (380.3 sq. feet)



Total area: approx. 106.0 sq. metres (1141.0 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact







## Natalie Christopher Estate Agents

The Hamlet, Leek Wootton, Warwick - CV35 7QW

01926 967244 • [hello@nataliechristopher.co.uk](mailto:hello@nataliechristopher.co.uk) • [nataliechristopher.co.uk](http://nataliechristopher.co.uk)

