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8, Lynnon Field, Chase Meadow, Warwick

Guide Price £450,000







A well-presented, modern semi-detached townhouse occupying a favoured position within the sought-after Chase Meadow development. Arranged over three floors, the accommodation comprises a reception hall, cloakroom, breakfast kitchen, living room and dining conservatory. The first floor offers three bedrooms and a family bathroom, while the second floor is dedicated to the principal bedroom suite, complete with built-in wardrobes and an en-suite shower room. Further benefits include gas heating, double glazing, a good-sized rear garden, and a rear garage with parking. Energy rating: C.

Location

Chase Meadow is conveniently located close to Warwick town centre. Local amenities include a Doctor's Surgery, community centre, pharmacy, convenience store, two takeaways & a public house/eatery. Schooling for all ages is also within walking distance.

Warwick town centre offers a range of shopping and leisure facilities, as well as the world-famous Warwick Castle. A range of state and private schools meets all needs, including Warwick Preparatory and Boys' School and The King's High School, all nearby. Commuting is straightforward, with regular trains from Warwick Station, Warwick Parkway, and Leamington Spa to Birmingham and London Marylebone. The motorway network is easily accessible via junctions.

Frontage

The property is approached via a paved pathway leading to the canopied entrance, with a neatly clipped hedge and established planting providing an attractive frontage. Decorative slate chippings border the house, whilst a timber gate to the side provides access to the rear garden.

Approach

Through a composite entrance door to:







Entrance Hall
Tiled floor inset Matwell, coved cornicing, radiator, understairs recess, stairs to first floor and doors to:

Cloakroom
Modern white suite comprising a wash basin with soft-close drawers below, radiator, fully tiled walls and floor with a large inset vanity mirror and a double-glazed window.

Living Room
16'3" x 11'7" (4.97m x 3.54m)
Attractive focal point fireplace with decorative surround, two radiators, coved cornicing, double-glazed window and opening to:

Dining Conservatory
8'11" x 12'9" (2.73m x 3.90m)
Wood-effect floor with Dimplex electric heater. UPVC double-glazed windows with fitted blinds, plastered ceiling with inset downlighters and a double-glazed rooflight. Double-glazed double-opening doors provide access to the raised deck and gardens

Breakfast Kitchen
14'1" x 9'4" (4.31m x 2.85m)
Fitted with a range of matching base and eye-level units, worktops, and tiled splashbacks. Four-ring gas hob with extractor above, Neff electric oven and integrated dishwasher. Space and plumbing for a washing machine and space for an upright fridge/freezer. Radiator, storage unit, chrome heated towel rail and tiled flooring. A double-glazed bay window to the front aspect features fitted shutters and a bench seat with storage cupboards beneath.

First Floor Landing
Built-in airing cupboard housing the Mega-flo hot water cylinder, additional deep storage cupboard, stairs to the second floor and doors to:







Bedroom Two
11'1" x 9'4" (3.40m x 2.85m)
Radiator, built-in double-door wardrobes providing hanging rail and storage space and a double-glazed window to the rear aspect

Bedroom Three
10'5" x 9'2" (3.19m x 2.81m)
Radiator, built-in double door wardrobes, double-glazed window to the front aspect with fitted shutters

Bedroom Four/Study
Radiator and double-glazed window to the rear.

Main Bathroom
White suite with chrome fittings, comprising a bath with a Mira Select separate shower over and a glazed shower screen, a WC, a wash basin with soft-closing drawers below, a chrome heated towel rail, shaver point and a double-glazed window.

Second Floor Landing
Radiator and door to:

Bedroom One
10'10" x 14'7" (3.31m x 4.45m)
Built-in double-door wardrobes and an additional storage cupboard providing access to eaves storage.

Double-glazed dormer window to the front aspect with a radiator beneath. Access to the roof space and door to:

En-suite shower
Modern white suite with chrome fittings and WC, wide wash basin with soft-close drawers below. Tiled shower enclosure with chrome shower system with rainfall shower head and separate attachment, glazed shower screen, chrome heated towel rail, fully tiled walls and floor and a double-glazed window.

Rear Garden
The established rear garden is mainly lawn, with well-stocked borders featuring a variety of mature shrubs and







ornamental trees. A decked seating area adjoins the house, whilst a paved pathway leads to a further patio with attractive curved brick edging, providing ample space for outdoor dining. Enclosed by timber fencing, the garden offers good privacy, with a personal door providing convenient access to the garage at the rear.

Single Garage

Located at the rear of the property, the garage has an up-and-over door, power and lighting, and a personal door providing access to the rear garden. Off-road parking is also available in front of the garage for up to three cars.

Services

All mains services are understood to be connected to the property. NB: We have not tested the heating, domestic hot water system, kitchen appliances, or other services, and whilst believing them to be in satisfactory working order, we cannot give any warranties in these respects. Interested parties are invited to make their own inquiries.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Council Tax

The property is in Council Tax Band "E" - Warwick District Council

Postcode

CV34 6DH





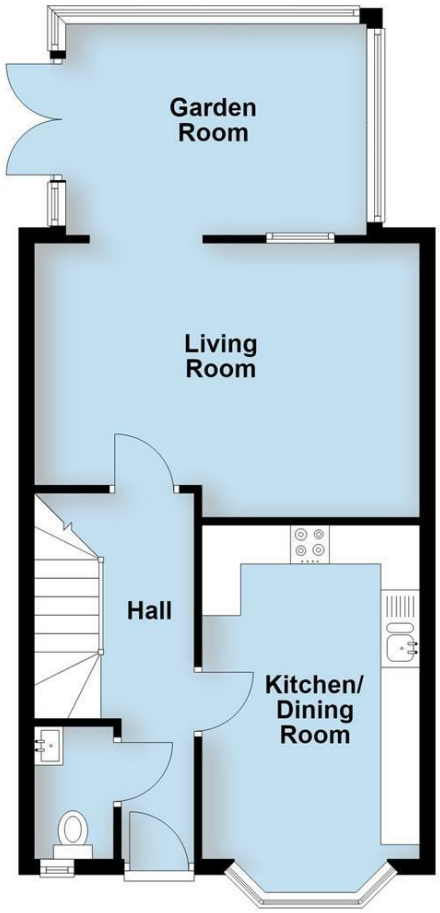






Ground Floor

Approx. 50.8 sq. metres (546.3 sq. feet)

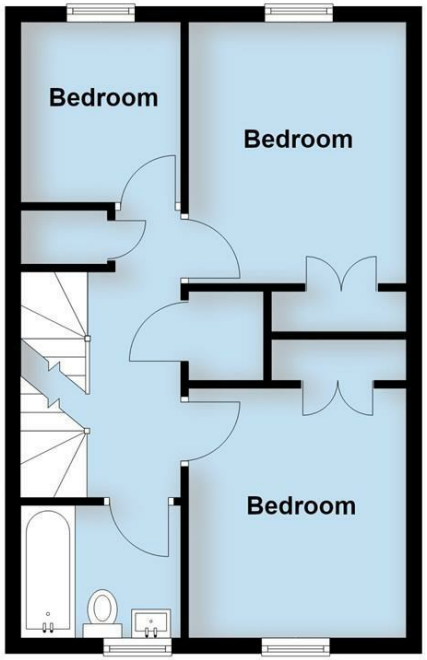


Total area: approx. 113.2 sq. metres (1218.9 sq. feet)

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

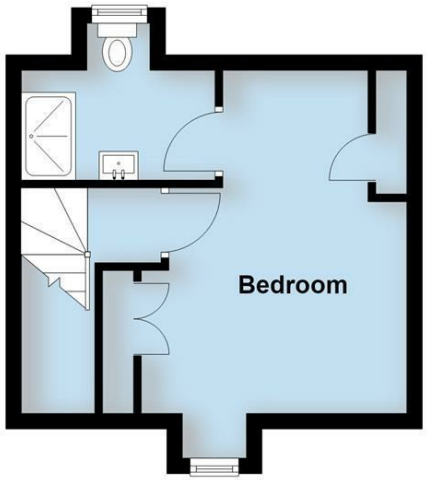
First Floor

Approx. 39.5 sq. metres (425.3 sq. feet)



Second Floor

Approx. 23.0 sq. metres (247.4 sq. feet)



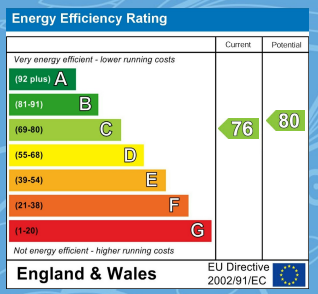
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