

Stuart Close | Warwick | CV34 6AQ

Price guide £450,000

HAWKESFORD

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A rare opportunity to acquire a home that has remained within the same family since it was built over 40 years ago! Never before offered to the sales market, this attractive detached property occupies a convenient position on Stuart Close, ideally placed within easy reach of Warwick town centre and its excellent range of shops, restaurants and amenities.

Offered for sale with no upward chain, the property provides well-proportioned accommodation comprising an entrance hall, fitted kitchen, ground floor WC and a generous living/dining room, offering plenty of space for both everyday living and entertaining. A particularly attractive feature is the wide staircase leading to the first floor landing.

Upstairs, the master bedroom benefits from fitted wardrobes and an en-suite shower room, with two further double bedrooms and a four-piece family bathroom completing the accommodation.

Outside, the property enjoys a rear garden, together with a driveway providing off-road parking and a single garage.

With its detached position, three genuine double bedrooms, no upward chain and a wonderful family history, this is a property that offers a fantastic opportunity for its next owners to make it their own.









- Detached Home in an Enviable Location
- Large Living Room
- Fitted Kitchen
- Downstairs WC
- Master Bedroom with En-Suite Shower Room
- Two Further Double Bedrooms
- Four Piece Family Bathroom
- Rear Garden
- Driveway and Garage
- No Upward Chain













Entrance
Entrance to the property is via a wooden framed front door which leads in to the entrance hall. Carpeted to floor, neutral decor to walls and ceiling, light point to ceiling and gas central heating radiator.

Down Stairs WC
Tiles to floor, obscure glazed, wooden framed windows to front elevation, walls being tiled to half height, LED spotlights to ceiling, gas central heating radiator, white WC and a vanity with basin, chrome hot and cold mixer tap and cupboard below.

Kitchen
3.778m x 1.969m (12'4" x 6'5")
Tile effect flooring, neutral decor to walls and ceiling, wooden framed window to front elevation, obscure glazed, wooden framed door to side elevation giving access out in to the side return, light point to ceiling and gas central heating radiator. The kitchen is fitted with a range of base and wall units in a cream frontage and a granite effect melamine work surface. Built in appliances of a full height fridge freezer, microwave, electric oven, four ring gas hob with extractor over, stainless steel sink with matching drainer and chrome hot and cold mixer tap, space and plumbing for washing machine.

Living Dining Room
4.073m x 6.445m (max) (13'4" x 21'1" (max))
Carpeted to floor and having a continuation of the carpet and decor, wooden framed window to rear elevation and UPVC sliding door to rear elevation giving access out in to the garden, two light points to ceiling, two gas central heating radiators, useful understairs storage cupboard and a gas fire.

Carpeted stairs lead up from the living dining room to the first floor landing, obscure glazed window to side elevation, light point and loft access to ceiling (there is a loft ladder fitted and it is part boarded)

Bedroom One
2.874m x 4.206m (9'5" x 13'9")
Carpeted to floor with neutral decor to walls and ceiling, wooden framed window to front elevation with gas central heating radiator below, light point to ceiling, double fitted wardrobe.

En-Suite Shower Room
Tiled to floor with underfloor heating, neutral decor to walls and ceiling, LED spotlights and extractor to ceiling. Fitted with a chrome heated towel rail, vanity unit of white basin with chrome hot and cold mixer tap with cupboard below, walk in corner shower and a white low level WC.

Bedroom Two
3.458m x 2.480 (11'4" x 8'1")
Carpeted to floor with neutral decor to walls and ceiling, wooden framed window to rear elevation with gas central heating radiator below, light point to ceiling, two double fitted wardrobes.

Bedroom Three
2.874m x 3.452m (9'5" x 11'3")
Carpeted to floor with neutral decor to walls and ceiling, wooden framed window to rear elevation with gas central heating radiator below and there is a light point to ceiling.

Family Bathroom
Tiled to floor and to half height around the majority of the walls increasing to high level in the walk in shower. Obscure glazed, wooden framed window to front elevation, LED spotlights to ceiling and an extractor fitted to high level. A four piece suite of a built in WC, white basin with chrome hot and cold mixer tap with double cupboard below, white bath with chrome hot and cold mixer tap and a walk in shower with chrome shower controls and attachments, chrome heated towel rail.

Outside
To the rear of the property is an enclosed garden with lawn, mature shrubs and plants to the borders, a paved pathway leads down the side of the property to a full height gate which gives access out to the front.
To the front of the property is a lawned fore garden and a tarmac driveway. Up and over garage door gives access in to the single garage which houses the combi boiler.

Services
All mains services are believed to be connected.

Viewing
Strictly by appointment through the Agents on 01926 411 480.

Photographs
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