



Connells

Dovehouse Close  
Warwick



### Property Description

A lovely two bedroom home located in the highly sought after area of Chase Meadow, Warwick. This property comes with off road parking and a low maintenance rear garden as well as being within walking distance of local shops and amenities.

To the front of the home is a separate kitchen, well equipped with storage and worktop space for food preparation. The lounge is to the rear of home and leads out into the conservatory with a utility station - welcoming a wealth of natural in as well as gorgeous views of the garden. There is also a guest cloakroom for added convenience.

Upstairs, there are two generously sized, light and airy bedrooms and a family bathroom.

The delightful rear garden offers plenty of outdoor space for hosting or relaxing. The garden is low maintenance with a generous patio area and bedding areas for vibrant greenery.

### The Location

Chase Meadow is ideally located for easy access to local shops and amenities, Warwick racecourse, golf course and parks for nice walks nearby. The location is also ideal for good schooling, Aylesford School and Newburgh Primary School are both a short 15 minute walk away.

The property is a short drive or less than a 30 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.

The location is perfect for national commuters as is only a short drive to the A46, M40 and Warwick Parkway park and ride train line for frequent visitors to London.

### Entrance Hall

Storage cupboard and laminate wooden flooring.

### Cloakroom

Wash hand basin, WC and tile vinyl flooring.

## Kitchen

11' 6" x 7' 6" ( 3.51m x 2.29m )

Fitted with a range of wall and base units with work surface over, built in oven, gas hob and extractor fan. There is a window to the front, tile effect laminate flooring, tiled splashback, space for a dishwasher and a fridge/freezer.

## Lounge

15' 11" x 13' 7" ( 4.85m x 4.14m )

Window to side, built in shelves, electric fireplace, laminate wood effect flooring and French doors leading to conservatory.

## Conservatory

13' 7" x 9' 11" ( 4.14m x 3.02m )

French doors leading to the garden, vinyl flooring and utility space.

## Landing

Storage in airing cupboard, laminate wood effect flooring, loft hatch and window to side.

## Bedroom One

11' 6" x 9' 1" ( 3.51m x 2.77m )

Window to rear, laminate wood effect flooring and wardrobes.

## Bedroom Two

16' x 10' 6" ( 4.88m x 3.20m )

Dual aspect windows to front, fitted wardrobes and laminate wood effect flooring.

## Family Bathroom

Window to rear, bath with shower over, WC, wash hand basin, part tiled to walls and vinyl flooring.

## Rear Garden

South facing low maintenance garden, shed, patio and bedding areas.

## Parking

One allocated parking space.

## Loft Space

Part boarded with ladder and shelving.









Total floor area 89.3 m<sup>2</sup> (962 sq.ft.) approx

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14 High Street  
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EPC Rating: C Council Tax Band: C

Tenure: Freehold

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