



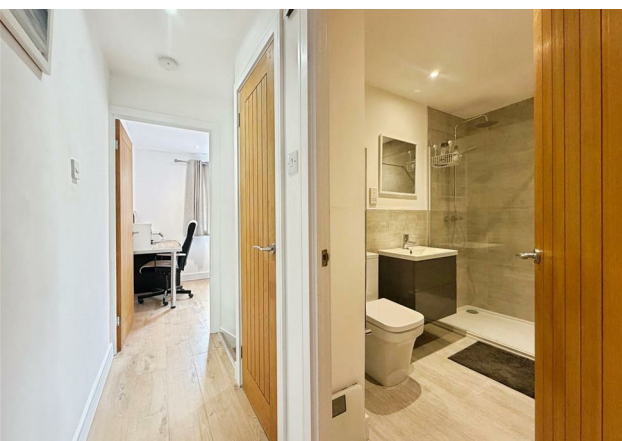
KETTLEWELL CLOSE, WOODLOES

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FOR SALE



A stylish 1970s end-terrace home which has undergone an impressive refurbishment by the current owner. Located at the foot of a peaceful cul-de-sac in the popular Woodloes area of Warwick, this superb starter home comprises an entrance porch, spacious lounge diner, sleek modern kitchen, two full-width double bedrooms and a very stylish shower room. Outside, the property benefits from a generous front garden, low-maintenance rear courtyard garden and an en-bloc garage. This beautifully presented home is offered for sale with no onward chain.

Property Details...

Entrance Porch

A twin glazed-panel composite entrance door leads into the porch, which has a large uPVC double-glazed window, meter cupboards, electric consumer unit and lighting. An oak-style door leads through to the lounge diner.

Lounge Diner

A spacious open-plan living and dining area with timber-effect laminate flooring, modern square-edge skirting and downlights. A staircase rises to the first floor, while there are two tall white double radiators and a large uPVC double-glazed window overlooking the front garden. An oak-style door leads through to the kitchen.

Kitchen

A very stylish contemporary kitchen fitted with matt navy-blue cupboards and drawers, complemented by chrome cup handles and door knobs. There are thick oak worktops incorporating a large stainless-steel sink with mixer tap and drainer. There is space and plumbing for a washing machine and dishwasher, together with a fitted NEFF double oven and four-ring gas hob with extractor over. Further features include tiled splashbacks, a radiator, large marble-veined floor tiles, downlighting, a uPVC double-glazed window and a uPVC double-glazed door leading to the rear garden.

Landing

With a continuation of the timber-effect laminate flooring and oak-style doors leading to the two bedrooms, shower room and airing cupboard, which houses shelving and the gas combination boiler. There is also access to a large loft via a pull-down ladder.

Bedroom One

A generous full-width double bedroom with a continuation of the timber-effect laminate flooring, a radiator and a uPVC double-glazed window overlooking the front garden.

Bedroom Two

Another full-width double bedroom benefiting from a fitted wardrobe/storage cupboard. There is a continuation of the timber-effect laminate flooring, a radiator and a uPVC double-glazed window overlooking the rear garden and attractive willow trees beyond.

Shower Room

A very stylish and contemporary shower room featuring a large walk-in shower with a fixed glass screen and mains-fed rainfall shower with separate handheld attachment. There is a grey gloss vanity drawer unit with inset wash basin and mixer tap, a toilet, electric shaver point, chrome heated towel radiator, click-effect flooring, downlights and an extractor.

Rear Garden

A low-maintenance courtyard-style rear garden with a block-paved patio and



slate-chipped areas. There is also a useful brick-built store, a high-level brick boundary wall and a timber pedestrian gate providing access to the side.

Front Garden

A generous front garden predominantly laid to lawn, enclosed by painted picket fencing, with a block-paved pathway leading to the entrance porch.

Garage

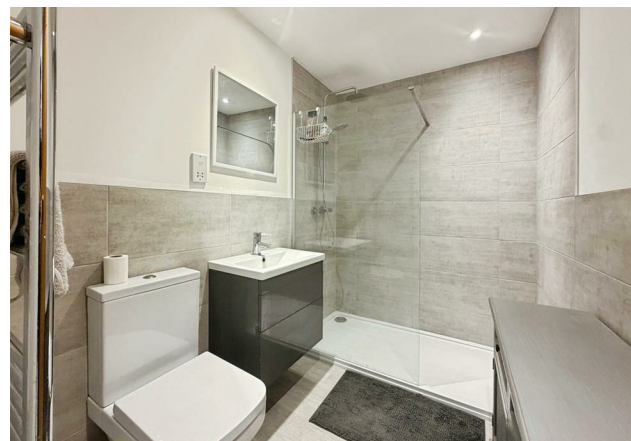
The property benefits from an en-bloc garage, providing useful additional parking or storage.

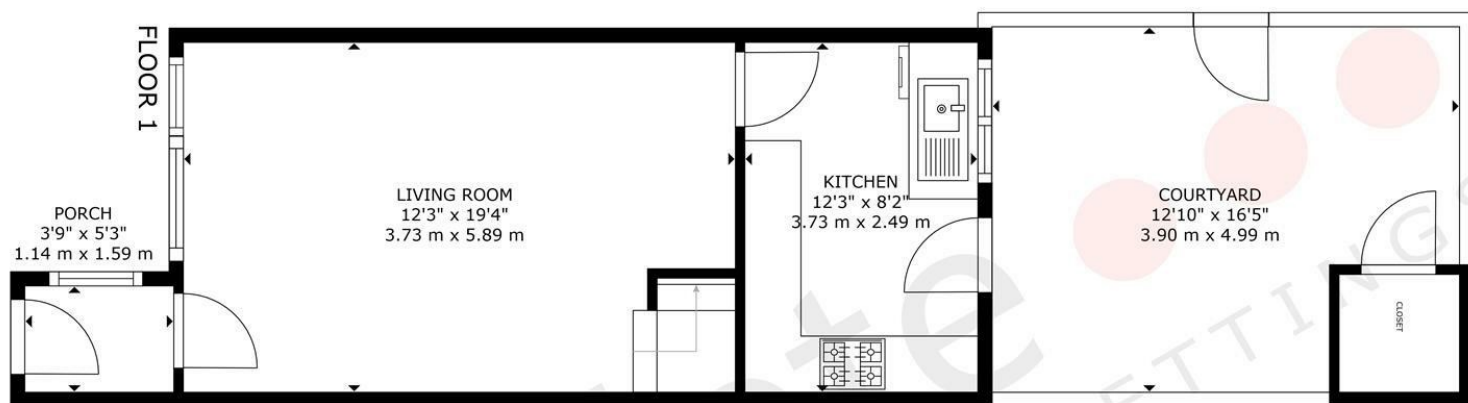
Location

Kettlewell Close is pleasantly positioned within the popular Woodloes development in Warwick, a well-established residential area particularly convenient for both Warwick town centre and the surrounding road network. The property enjoys a peaceful cul-de-sac setting while remaining within easy reach of local shops, everyday amenities, parks and recreational facilities.

Woodloes is particularly well placed for Warwick Hospital, Warwick railway station and the historic town centre, with its excellent selection of independent shops, cafés, restaurants and traditional pubs. There are also well-regarded schools within the surrounding area, making Woodloes popular with first-time buyers, young professionals and families alike.

For commuters, there is convenient access to the A46 and M40, providing excellent links towards Coventry, Birmingham, Stratford-upon-Avon and the





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GROSS INTERNAL AREA
FLOOR 1: 379 sq. ft, 35 m²,
FLOOR 2: 332 sq. ft, 30 m²
TOTAL: 711 sq. ft, 65 m²
EXCLUDED: COURTYARD: 189 sq. ft, 17 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

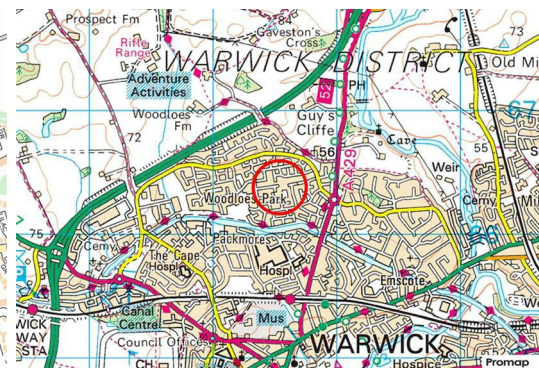
The Leamington Property Expert



wider Midlands motorway network. Leamington Spa is also easily accessible, while nearby countryside, canal-side walks and the renowned Saxon Mill provide attractive leisure opportunities close to home. Kettlewell Close therefore combines a peaceful residential setting with excellent access to Warwick's town centre, transport links and amenities.



- A 1970's End Terrace
- Two Spacious Double Bedrooms
- Lounge Diner
- Upstairs Luxury Bathroom
- En-Bloc Garage
- Refurbished & Stylish
- Close To Local School, Shops & Pub
- Hallway & Kitchen
- Front Garden & Rear Courtyard
- No Chain



KETTLEWELL CLOSE, WARWICK

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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