HUTTON ROAD, WARWICK, CV35 0FE

Property Description

Located in the highly sought-after village of Kineton, this beautifully presented family home is ready to move straight into and offers stylish, versatile accommodation throughout. Ideally positioned within easy walking distance of local primary and secondary schools, village shops and everyday amenities, this is definitely one not to miss!

The ground floor comprises a welcoming entrance hallway, a comfortable living room, and an impressive open-plan kitchen, dining and family room featuring an island breakfast bar and attractive media wall, creating the perfect space for entertaining and everyday life. There is also a guest cloakroom, separate utility room, and a versatile playroom/home office which could alternatively serve as a fourth bedroom.

Upstairs, the principal bedroom benefits from an en-suite shower room, while two further bedrooms are served by a modern family bathroom. One of the bedrooms is currently configured as a dressing room but could easily be reinstated as a single bedroom if required.

Outside, the contemporary rear garden has been thoughtfully designed for low-maintenance enjoyment and includes a lawn, patio and decked entertaining area. The property enjoys attractive open views across the school playing fields towards Edge Hill and the surrounding countryside.

To the side of the property is a driveway providing off-road parking for two vehicles, together with the added benefit of an electric vehicle charging point.

Maintenance Charge: There is a site charge of £120 per year which covers the maintenance of Kineton Meadows development which covers the mowing of the communal areas etc.

Key Features

- Beautifully presented three bedroom semi-detached home built by Bloor Homes in the sought after village of Kineton
- Stylish living room with versatile playroom/home office/bedroom four
- Stunning extended open plan kitchen/dining/family living space with patio doors onto the garden
- Separate utility room and guest cloakroom
- Principal bedroom with en-suite shower room
- Two further bedrooms, one currently configured as a dressing room which could easily be reinstated as a bedroom
- Modern family bathroom
- Neat well maintained garden with entertaining area. Driveway parking for 2 cars and electric car charging point
- Overlooking school playing fields with far reaching views towards Edge HIll
- One year remaining NHBC. The property is in move-in condition

Local Authority – Stratford District Council

Council Tax – Band D

Tenure – Freehold

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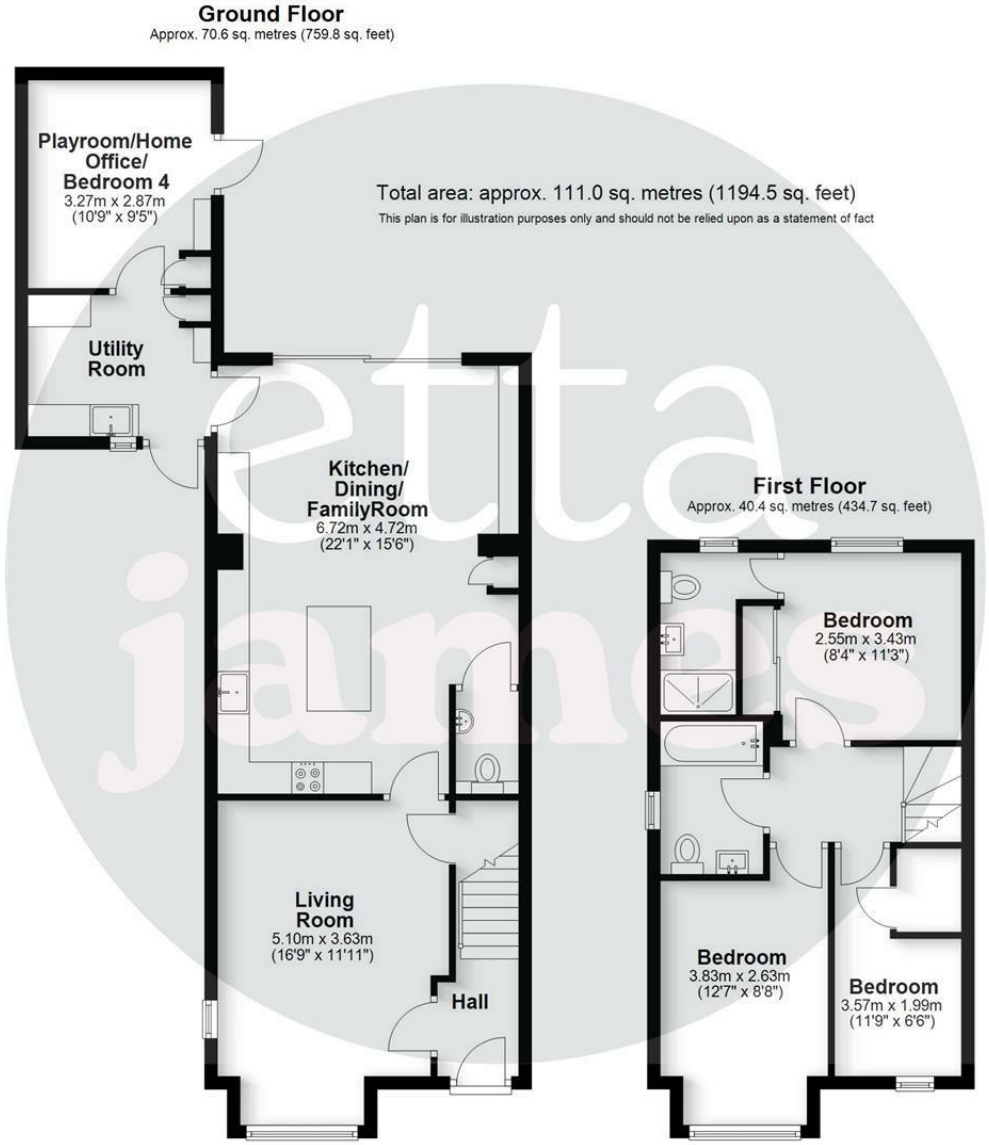

To book a viewing please call 01926 898080 and choose option 2 or email sara@ettajames.co.uk

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