



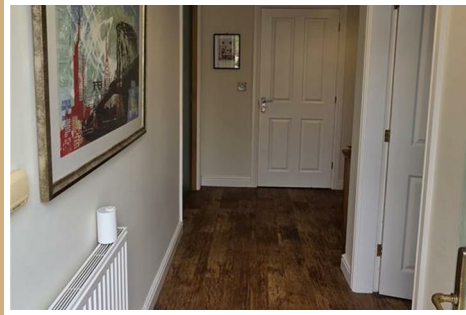
5 Sir Toby Belch Drive

Warwick, CV34

Asking Price £549,950



An extended 4 Double Bedroom Family Home with Double garage and south facing garden.



Draft

At present the vendors have found a property which is vacant with no one on the chain.

The details have not been checked as yet.

Entrance Hall

via Casement door, wood laminate flooring, Stairs to first floor, doors to: -

Study

10'1 7/4 (3.07m x 2.24m)

Upvc window two front aspects, radiator and power points.

Cloak room

suite, comprising a low level WC Wash hand basin radiator.

Lounge

25'2 x 10' (7.67m x 3.05m)

via A Frosted Glass Sliding pocket door. upvc double glaze windows to front and side, french doors to kitchen, family room,

Kitchen, Family room, L Shapes

24'11 max x 22'5 max (7.59m max x 6.83m max)

The heart of the home, a real Wow Factor. the kitchen moves into a vaulted ceiling extension with Velux windows filling the room with light. comprising 1 am based over units. Down the side from one end to the other. With the centre, island space for a huge dining table and much more, my photos didn't do it justice,

Landing

upvc double glazed window to side,

Bedroom 1

13'4 x 11'3 (4.06m x 3.43m)

upvc double glazed window to front, arch to

Dressing Area

Double wardrobe either side door to

En Suite

upvc double glazed window to rear

Bedroom 3

11'5 x 9'10 (3.48m x 3.00m)

upvc double glazed window to rear

Bedroom 4

13'4 x 7'4 (4.06m x 2.24m)

upvc double glazed window to front

Bathroom

2nd floor

Bedroom 2

17' x 12'2 (5.18m x 3.71m)

upvc double glazed window to FRONT door to en suite and loft

Walk in En Suite Dressing Area

Walk loft area

Front

Block paved driveway for 4 average sized cars leading to a detached double garage, astro turf style lawn, Gate to side access.

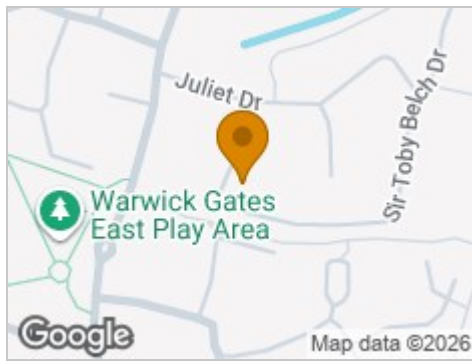
Side

play leading from the double garage to the beer garden

Rear
south facing veer garden with an astroturf style lawn
Patel Area side access very shrubs and trees, walled
boundaries



Road Map



Hybrid Map



Terrain Map



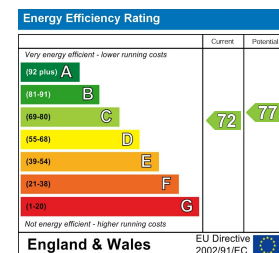
Floor Plan



Viewing

Please contact our Warwick Office on 01926 888838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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