



GEORGE ROAD, WARWICK

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FOR SALE



An extended 1950s semi-detached family home, ideally positioned on George Road in Warwick, offering generous and well-balanced accommodation throughout. Set behind a substantial frontage, the property provides ample off-road parking for 4–6 vehicles, making it ideal for growing families. The accommodation comprises a canopy porch, welcoming entrance hall, a cosy living room with a feature log burning stove, a fitted kitchen diner perfect for everyday living and entertaining, along with a utility area and ground floor WC. To the first floor are four well-proportioned bedrooms, complemented by a stylish re-fitted family bathroom and a modern en-suite shower room. Outside, the property benefits from a beautifully landscaped rear garden and a part garage, offering additional storage. Conveniently located within easy reach of well-regarded schools including Coten End, as well as Warwick Hospital, the historic town centre and the train station, this is a superb family home in a highly accessible location.

It's in the details...



Storm Canopy
Canopy leads to the front door. Outside lighting.

Porch
Porch with fitted door mat and an open arch through to the hallway.

Hallway
Entrance hall with engineered wooden oak flooring, doors to the kitchen and the living room. There is a wooden fitted storage cupboard and stairs rising to 1st floor. Radiator and storage. Wall lighting.



Living Room
Living room with a feature cast-iron wood burning stove on a large slate hearth and a uPVC double glazed window to the front elevation with modern fitted shutters. There is a media-style unit with cupboards, a deep shelf and a there is a wall mounted radiator. Oak flooring.

Dining Kitchen
A modern glass handleless fitted kitchen, that has white square edges worktops which a range of low and high level units and breakfast bar. Appliances include an electric hob, cooker hood, stainless steel sink, with drainer and mixer tap. Double oven, microwave oven, fridge and dishwasher. Open Plan with sliding door out into the garden and double glazed uPVC windows to the rear elevation. There is oak flooring, and a uPVC double glazed door to the garden with the matching side window. Arch through the utility.

Utility
Separate utility with a range of low and high-level Wooden cupboards and integrated stainless steel sink with drainer and mixer tap. There is also plumbing and space for a washing machine and tumble dryer. The utility also houses a gas Worcester boiler.

Guest WC
Downstairs WC with toilet, hand-basin and a double glazed uPVC frosted window to the side elevation.

Landing
First floor landing with loft hatch to the part-boarded loft. There is a storage cupboard and oak doors to the bedrooms and bathroom. There is an area with built-in shelving and a uPVC double glazed window.

Bedroom One
A large double room, with double uPVC windows to the rear elevation and wall mounted radiator. There is a wall of handmade wardrobes and an opening through to the new ensuite.

En-Suite
Being majority tiled and has an extra large walk-in shower enclosure, with a large static glass screen, a rainfall mains shower with a hand-held attachment and there is a large tiled wall box. There is a vanity unit, which has a sink with a mixer tap and a concealed cistern toilet. That is a chrome radiator, downlights, extractor and a uPVC to book a window.

Bedroom Two
A further double room, with uPVC windows to the front elevation that has modern fitted shutters and there is a wall mounted radiator.

Bedroom Three





A double room with a uPVC double glazed window to the front elevation that has modern fitted shutters and there is a wall mounted radiator.

Bedroom Four

A single room with uPVC double glazed window to the front elevation and wall mounted radiator.

Bathroom

Main bathroom including a three-piece white suite, with a deep bath that has a chrome mixer tap, mains shower over and glass shower screen. A toilet and Cathy drawer unit hand-basin with a chrome mixer tap. Also benefiting from tiled flooring, frosted double glazed window to the rear elevation and a chrome towel radiator. They are downlights, tiled splash-backs and an extractor.

Rear Garden

North west facing garden, with feature grey patio area, a lawn and also benefiting from gated side access. There is a fixed Pagola and a patio area suitable for a hot tub.

Part Garage

Remainder garage, with timber double wooden doors. Internal door. Power and lighting.

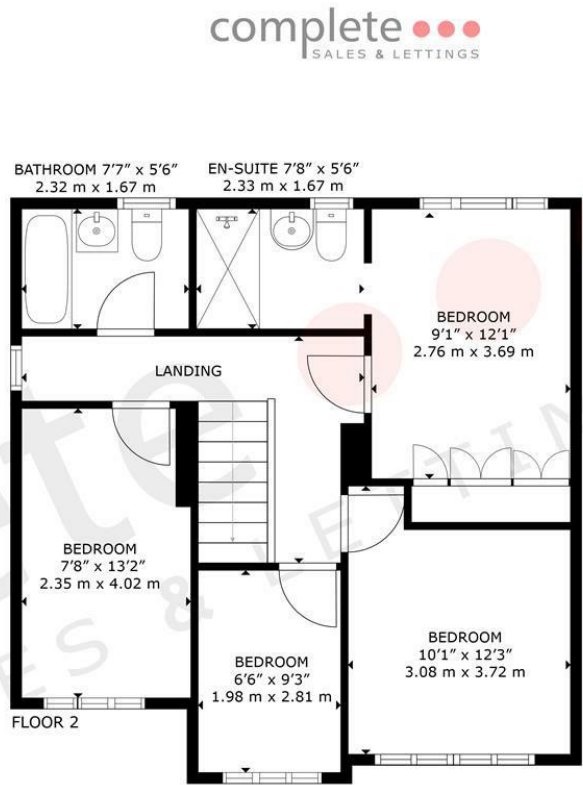
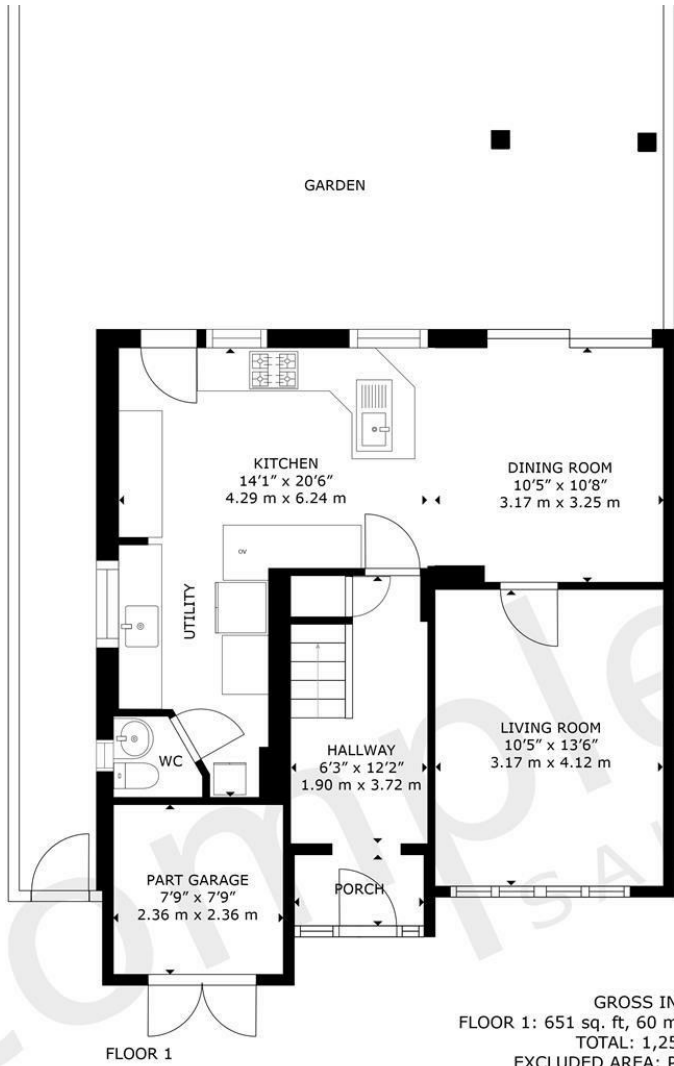
Front & Drive

Driveway for five-six cars. There is a bedding border with planting and a small height brick wall to the front.

Location

The property is located just off All saints Road, conveniently situated close to St Nicholas' Park with its leisure centre, a whole variety of shops, boutiques, cafes, bars, and a Large Tesco & Sainsbury Local. You are within walking distance of the bottom of Smith Street and





GROSS INTERNAL AREA
 FLOOR 1: 651 sq. ft, 60 m², FLOOR 2: 605 sq. ft, 56 m²
 TOTAL: 1,256 sq. ft, 116 m²
 EXCLUDED AREA: PATIO: 932 sq. ft, 86 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

The Leamington Property Expert



Warwick Station plus there is a local primary school. Not far from Leamington & Warwick town centres which are full of historic buildings and a hugely diverse range of restaurants and retail outlets. Warwick is well-positioned for the M40 and A46.



- Extended Semi-Detached
- Living Room With Log Burner
- Utility & Guest WC
- Part Garage
- Landscaped Garden
- Four Bedrooms
- A stylish Kitchen Diner
- Re-Fitted Bathroom & En-Suite
- Parking 4-6 Cars
- Good Local Schools



GEORGE ROAD, WARWICK

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-28) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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