



Connells

Archangel Close
Warwick



Property Description

A well presented family home located on The Asps, Warwick. This desirable property offers a number benefits including; 9+ years NHBC warranty, a driveway for multiple cars with electric vehicle charging and a garage which can be accessed integrally for added convenience. The property is being sold with no onward chain.

The welcoming entrance hall features two storage cupboards and leads you into either the lounge or the kitchen diner. All of downstairs has been upgraded with Amtico flooring. The lounge is located to the front of the home, inviting a wealth of natural light in. The spacious kitchen diner is to the rear, offering plenty of space to host family meals and entertain. The kitchen is well equipped with a range of built in appliances and has French doors leading into the rear garden. To complete every family home, is the guest cloakroom and utility room.

On the first floor there are four light and airy double bedrooms and a modern family bathroom. The primary bedroom comes with its own en-suite and looks out onto gorgeous field views. The dual aspect second bedroom also has its own en-suite as well as built in storage. Bedrooms three and four overlook the rear garden with bedroom three benefiting from fitted wardrobes.



The Location

Archangel Close is well located for accessing local shops and amenities, pubs, restaurants and more! The location is perfect for national commuters as is only a short drive to the A46, M40, Warwick Station and Warwick Parkway train line for frequent visitors to London. Leamington Spa Station is also within easy reach for direct trains to London.

The property is within a short 5 minute drive or 25 minute walk of 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. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events.

The property is also a 10 minute drive into Leamington Spa and all of its local shops, coffee shops, many restaurants and amenities. Leamington Spa also has a range of parks for lovely walks such as Jephson Gardens.

Entrance Hall

Amtico flooring, door to integral garage, understairs storage cupboard and meter cupboard.

Cloakroom

Wash hand basin, low level flush WC Amtico flooring.

Lounge

11' 8" x 18' 9" (3.56m x 5.71m)

Amtico flooring and window to the front.

Kitchen Diner

21' 2" x 10' 10" (6.45m x 3.30m)

Fitted with a range of wall and base units with work surface over, double oven, gas hob and extractor fan, dishwasher and fridge freezer. Spotlights, Amtico flooring, window to rear and French doors to rear.

Utility Room

7' 4" x 4' 11" (2.24m x 1.50m)

Fitted with a wall and base units with work surface over, space for washer dryer, Amtico flooring and door to rear.

Landing

Loft hatch, airing cupboard and carpeted flooring.

Bedroom One

15' 8" x 14' 5" (4.78m x 4.39m)

Window to front with field views and Amtico flooring.

En-Suite

Double shower, low level flush WC, wash hand basin, Amtico flooring and window to side.

Bedroom Two

14' 3" x 10' 2" to door recess (4.34m x 3.10m to door recess)

Dual aspect windows, storage cupboard and carpeted flooring.

En-Suite

Double shower, low level flush WC, wash hand basin, Amtico flooring and window to side.

Bedroom Three

11' 1" x 9' 11" (3.38m x 3.02m)

Window to rear, fitted wardrobes and carpeted flooring.

Bedroom Four

13' 8" x 9' 11" (4.17m x 3.02m)

Window to rear and Amtico flooring.

Family Bathroom

Bath, low level flush WC, wash hand basin and window to rear.

Rear Garden

Enclosed rear garden mainly laid to lawn, patio area, shed and side access.

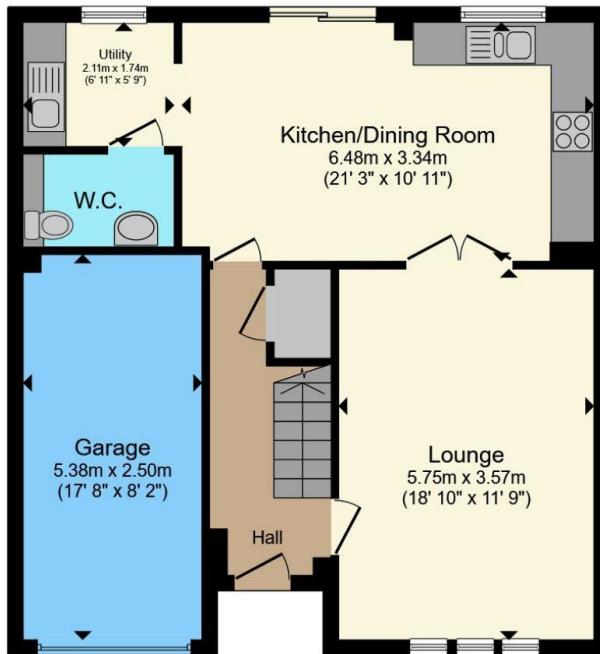
Parking

Three car drive with electric vehicle charging point and garage with power and light. The garage can also be accessed from inside the home.

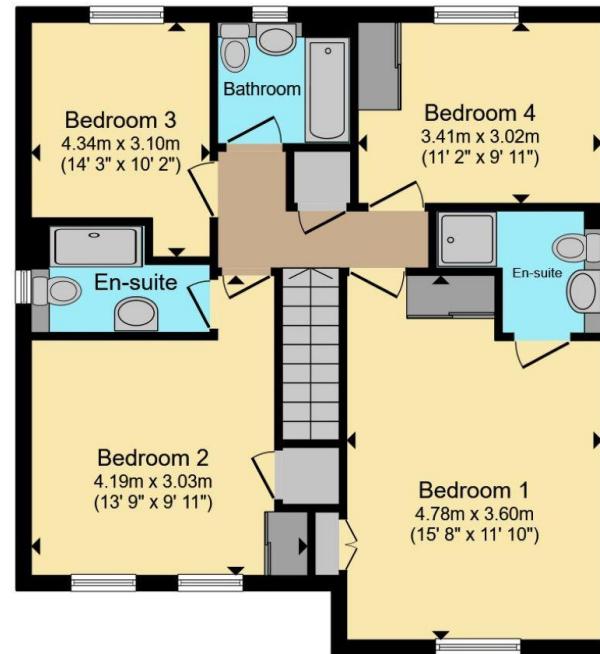








Ground Floor



First Floor

Total floor area 131.8 m² (1,418 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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14 High Street
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EPC Rating: B Council Tax
Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/WAR107380



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