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18, Castle Close, Warwick

Guide Price £650,000



This well-appointed detached home is situated in a quiet and secluded cul-de-sac setting, just off Castle Lane, within walking distance of Warwick's centre. The accommodation briefly affords: Entrance lobby, cloakroom, through living/dining room, fitted kitchen with breakfast room off, garden room, utility room, four bedrooms, bathroom, double-width driveway, integral garage and an established part-walled private garden. NO UPWARD CHAIN. Energy rating D.

Location

Castle Close enjoys a truly enviable position, offering

the best of both worlds: a quiet and secluded setting just off Castle Lane, yet only moments from Warwick's bustling historic town centre.

Understood to sit within the former walled kitchen garden of Warwick Castle, this well-appointed detached home is a rare find in such a central location.

Approach

Through a UPVC double-glazed entrance door into:

Entrance Lobby

Multi-paned door to the entrance hall and door to:

Cloakroom

White suite comprising WC and pedestal wash basin with tiled splashbacks, radiator and double-glazed window to the side aspect

Entrance Hall

Radiator, wall light point, open-tread staircase to the first floor and doors to the Kitchen and Living/Dining Room

Open Plan Living/Dining Room

A spacious reception room featuring an attractive fireplace with stone-effect surround, marble inset





and hearth, incorporating an electric fire. Further benefits include wall light points, a recessed illuminated display niche, two radiators, a double-glazed window to the front elevation, and double-glazed French doors opening onto the rear garden.

Fitted Kitchen

Comprehensively fitted with a range of matching base and wall-mounted units incorporating work surfaces with tiled splashbacks. Features include an inset single-drainer sink unit with mixer tap and rinse bowl, a Siemens double oven with a storage cupboard above and drawers below, an adjoining

pantry cupboard, and space for an upright fridge/freezer. Further benefits include recessed downlighting, a double-glazed window overlooking the rear garden, and an opening through to:

Breakfast Area

Radiator, spot lights, double-opening patio doors lead to the Garden Room and opening to:

Utility Room

Worktops with an inset sink and drainer, tiled splashbacks, a tall storage unit, base and eye-level storage cupboards, radiator, double-glazed window to the side aspect and a door to the Garage.



Conservatory / Garden Room

Tiled floor. UPVC double glazed windows, double opening casement door provides access to the rear garden.

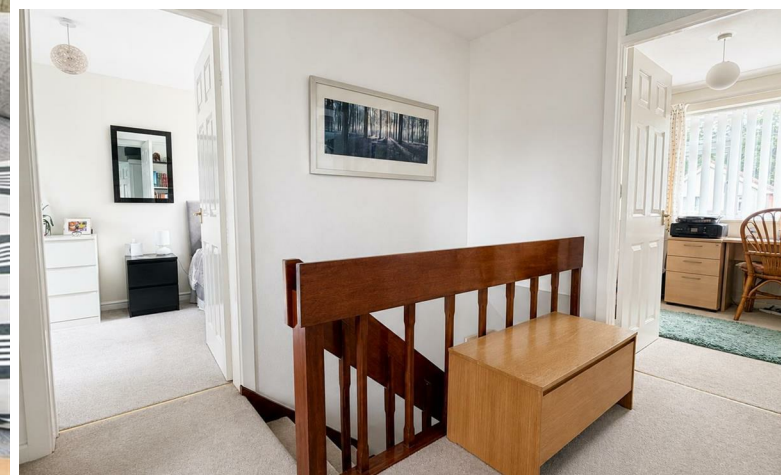
First Floor Landing

Access to the roof space with a loft ladder. Built-in airing cupboard with lagged hot water tank and doors to:

Bedroom One

Radiator, wall light point, built-in range of fitted wardrobes providing an ample hanging rail, drawers





and storage space.

With matching bedside cabinets and a double-glazed window to the front aspect.

Bedroom Two

Vanity area with tiled display area and inset sink, adjacent tall storage cupboard, radiator and a double-glazed window to the rear aspect.

Bedroom Three

Built-in storage cupboards providing ample hanging rail and storage space, radiator and double-glazed windows to the front and rear aspects.

Bedroom Four/Study

Raised bulkhead. Built-in storage cupboards to one wall with open-fronted display/storage shelving, radiator and a double-glazed window to the front aspect.

Bathroom

White suite comprising WC, pedestal hand wash basin, tiled shower enclosure with Mira shower, glazed sliding doors and shower screen, tiled splashbacks, heated towel rail, shaver point and courtesy light and a double-glazed window to the rear aspect.

Outside & Frontage

Enjoying a prime position in the prestigious cul-de-sac, this detached residence boasts an attractive, immaculately presented frontage. A double with driveway provides parking for multiple vehicles and leads to the integral garage, whilst the thoughtfully landscaped front garden incorporates ornamental gravel, specimen planting and mature lavender borders.

Single Garage

Having an electric roller shutter door, a gas-fired boiler, power and light, access to roof storage space,





a door to the Utility Room and a part-glazed door to the side aspect

Rear Garden

A particularly attractive enclosed rear garden that combines privacy, maturity, and historical interest. Laid mainly to lawn with beautifully stocked borders and a paved patio area. The garden provides a tranquil outdoor retreat in the heart of Warwick. Of particular note is the rear brick boundary wall, believed to have originally formed part of the kitchen gardens associated with nearby Warwick Castle.

Together with views towards the church. A pathway leads from the patio to a useful garden implement store, complete with an overhanging canopy that provides shelter from the elements. There is a gated side pedestrian access.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are connected to the property. NB

We have not tested the heating, domestic hot water system, kitchen appliances, or other services, and whilst believing them to be in satisfactory working order, we cannot give any warranties in these respects. Interested parties are invited to make their own inquiries.

Council Tax

The property is in Council Tax Band E. Warwick District Council

Postcode

CV34 4DB

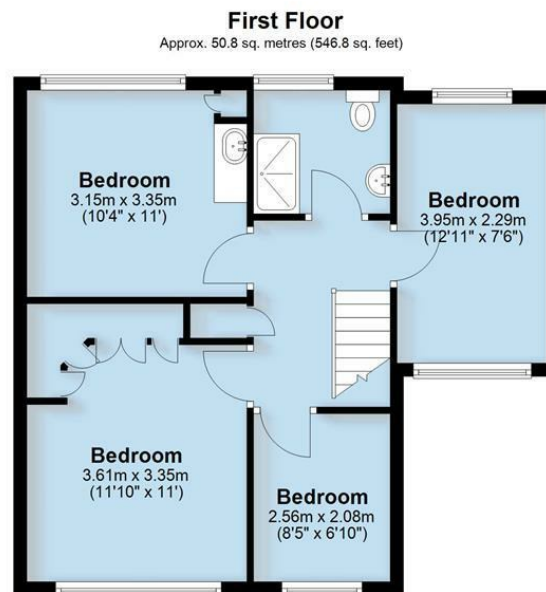
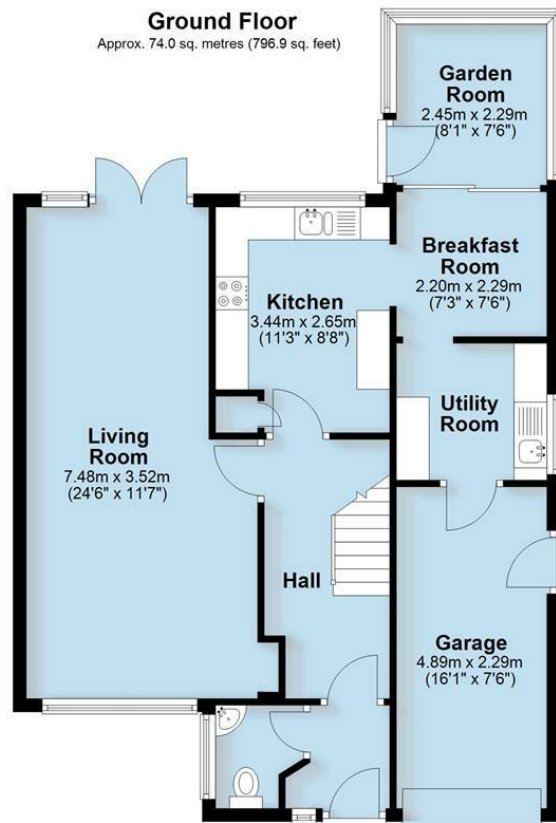






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Total area: approx. 124.8 sq. metres (1343.6 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact

The total area does not include the Garden Room

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Also at: Leamington Spa, Somerset House, Clarendon Place, Royal Leamington Spa CV32 5QN