





Property Description

A gorgeous family home located on the highly sort after Stratford Road in Warwick. This family home offers a wealth of natural light and charm throughout.

The dining room features a fireplace - perfect for cosy evenings, and a lovely bay window to the front. To the rear is the lounge with another bay window, inviting garden views and plenty of natural light. The kitchen boasts ample storage and worktop space, as well as a charming Belfast sink. To complete every family home is the utility room and guest cloakroom.

Upstairs is a large landing with a window to the front, offering a great place for quiet reading or an open study area. There are three well sized double bedrooms and a family bathroom featuring twin basins. The primary bedroom further benefits from its own en-suite!

The expansive rear garden offers a beautiful space to host family events, enjoy relaxing afternoons or setting up the barbecue in the warmer months. This garden is not overlooked, offering plenty of privacy to enjoy your outdoor space. There is a lovely patio area and plenty of vibrant greenery and stunning outdoor shrubbery, offering a picturesque and peaceful setting

The Location

Stratford Road is ideally located for easy access to local shops and amenities, Warwick racecourse, golf course and parks for nice walks nearby. The location is also ideal for good schooling, Aylesford School and Newburgh Primary School are both a short walk away.

This well presented home is a 10 minute walk into the historic 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.

The property is a short 6 minute drive to St Michaels Hospital and a short 9 minute drive to Warwick hospital, perfect for health care professionals looking for a short commute. The location is perfect for national commuters as is only a short drive to the A46, M40 and Warwick Parkway park and ride train line for frequent visitors to London.

Entrance Hall

Storage cupboard and wooden flooring.

Cloakroom

Store cupboard, tiled flooring and WC.

Sitting Room

15' 2" x 11' 7" (4.62m x 3.53m)

Gas fireplace, carpeted flooring, window and door to rear.

Dining Room

15' 4" x 11' 4" (4.67m x 3.45m)

Bay window to front with shutters, fireplace and carpeted flooring.

Conservatory

11' 11" x 8' 8" (3.63m x 2.64m)

French door to side and tiled flooring.

Kitchen

18' 8" x 8' 11" (5.69m x 2.72m)

Fitted with a range of wall and base units, double Belfast sink, Rangemaster cooker, dishwasher, spotlights and tiled flooring.

Utility Room

6' 2" x 5' 6" (1.88m x 1.68m)

Fitted with a range of wall and base units with work surface over, washing machine, tiled flooring and window to side.

Landing

Window to front, carpeted flooring and loft hatch.

Bedroom One

16' 10" max x 9' 8" to door recess (5.13m max x 2.95m to door recess)

Window to side and rear, wardrobes and laminate flooring.

Ensuite

Shower, wash hand basin, WC, tiled flooring and window to front.

Bedroom Two

15' 8" x 11' 8" (4.78m x 3.56m)

Bay window to rear and carpeted flooring.

Bedroom Three

16' x 11' (4.88m x 3.35m)

Bay window to front with shutters and carpeted flooring.

Family Bathroom

Twin wash hand basin with storage, shower over bath, WC and tiled flooring.

Rear Garden

Mainly laid to lawn with mature shrubs and plants. There is a lovely pond and a patio area. There is a shed and side access for added convenience.

Garage

14' 8" x 12' 1" (4.47m x 3.68m)

Spacious garage with an up and over door to the front for vehicle access, a side door into the garden, power and lights. The Worcester boiler is located in the garage.

Parking

Driveway to the front for two vehicles.









Total floor area 162.2 m² (1,746 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



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