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Massenet, 125 Bridge End, Warwick

Guide Price £1,300,000

Massenet is an impressive, mature four-double-bedroom detached residence, set on a generous established plot in the highly regarded Bridge End area of Warwick, within easy reach of the town centre. The current vendors have extensively transformed the property, creating a beautifully appointed and highly individual family home. The spacious accommodation includes a striking reception hall, cloakroom/shower room, study, generous living room with wood-burning stove and a superb open-plan breakfast kitchen, family and dining room, together with a utility room/WC. Upstairs are four double bedrooms, two with en-suites, and a family bathroom.

Outside, there is an extensive driveway, carport, EV charger, large garage and a beautifully established rear garden with a substantial paved terrace. Air conditioning serves the principal bedroom, living room and open-plan family area. Energy rating: C.

Location

Set in the desirable Bridge End area of Warwick, this impressive detached family home benefits from a prime location, highly sought after for its convenience and access to local amenities. Just a short walk away, residents can easily reach schools including Warwick Prep, Warwick and King's High School, and Myton, as well as the town centre, St Nicholas Park, Warwick Boat Club, and the iconic Warwick Castle.

Frontage

The property is approached over a generous resin-bound driveway, providing ample off-road parking and access to the garage and covered carport. The attractive brick and rendered frontage is complemented by a contemporary covered entrance porch, raised planting beds and neatly landscaped borders

Storm Porch

An impressive covered entrance porch with a tiled floor, decorative wrought-iron balustrading and outside lighting leads to the attractive front entrance door.

Impressive Reception Hall

An impressive, welcoming reception hall with a striking black-and-white Karndean floor with underfloor heating. The staircase rises to a spacious half landing, complemented by decorative wrought-iron balustrading and a large feature window extending through two storeys, flooding the hall and staircase with natural light. The window features distinctive Art Deco-style detailing, adding character to this particularly attractive entrance and stylish Art Deco-inspired doors lead to:

Cloaks/Shower Room

Luxury white suite with chrome fittings comprising WC, wall-hung wash basin with soft-close drawer, Karndean floor, chrome heated towel rail, downlighters, wide tiled shower enclosure with Aqualisa shower and glazed shower screen, shaver point and two double glazed windows,

Spacious Living Room

22'11" x 15'3" (7.00m x 4.66m)

A generous and beautifully proportioned living room, filled with natural light from a double-glazed splayed bay window and an additional window overlooking the gardens. The focal point is an attractive wide fireplace with a wood-burning stove set on a granite hearth, creating a particularly inviting feel. Further

features include underfloor heating, recessed ceiling lighting, wiring for wall lights and a Bosch air conditioning unit. Double-glazed French doors open directly onto the rear terrace and garden, with a further door leading to the study.

Study
9'10" x 8'3" (3.02m x 2.54m)
Underfloor heating, double-glazed window to the front aspect and a double-glazed window overlooking the garden. Door to cloaks/shower room.

Stunning Open-plan Breakfast Kitchen/Family/Diner
A superb open-plan family living space, combining the breakfast kitchen, dining and sitting areas to create an excellent room for both everyday living and entertaining. The living area provides ample space for relaxed seating and features a striking contemporary wood-burning stove, while the adjoining dining area comfortably accommodates a large dining table. An impressive roof lantern, together with windows and glazed doors opening onto the rear terrace and garden, floods the room with natural light. Karndean wood-effect flooring with underfloor heating runs throughout, complemented by recessed ceiling lighting, integrated ceiling speakers and a Bosch air-conditioning unit.

Kitchen Area
Superbly appointed with an extensive range of high-gloss black units complemented by contrasting timber-effect cabinetry and work surfaces. A substantial central island includes breakfast-bar seating, drawers, and a wine cooler, plus additional curved peninsula-style preparation space. Appliances include a Neff induction hob with extractor over, twin Neff ovens – one with hide-and-slide door and the other incorporating a combination microwave – together with a warming drawer and integrated Bosch dishwasher. Double-drainer sink with mixer tap, pull-out waste bin and space for an American-style fridge/freezer. Double-glazed window overlooking the driveway.

A door leads to a useful walk-in shelved pantry with ceiling light and double-glazed window. Further doors provide access to the entrance hall and side entrance/utility room.

Side entrance/Utility Room
14'1" x 12'9" max (4.31m x 3.90m max)
Underfloor heating, range of white-fronted base and eye-level units comprising worktops, inset sink, drainer sink unit with mixer tap, space and plumbing for washing machine and tumble dryer. Velux skylight, wall-mounted Baxi gas-fired boiler, double-glazed window to the rear aspect, double-glazed casement door to the rear aspect and garden. Door to garage and door to:

WC
Matching floor, downlighter, extractor fan and a double-glazed window.

First Floor Landing
Radiator, access to roof space with loft ladder, downlighter, walk-in airing cupboard with Megaflo pressurised hot water cylinder and doors to:

Master Bedroom
18'5" into bay x 11'9" (5.63m into bay x 3.60m)
A spacious principal bedroom featuring a walk-in double-glazed splayed bay window enjoying views over the rear gardens. Wall lights and bedside reading lights, radiators and a Bosch air-conditioning unit. Further double-glazed window to the rear aspect. Doors lead to the en-suite shower room and a walk-in dressing room.

Dressing Room
7'0" x 6'2" (2.15m x 1.90m)
A generous walk-in dressing room. Fitted with an extensive range of open hanging rails, shelving and storage.

En-suite Shower
White suite with chrome fittings, including WC, wall-hung wash basin with soft-close drawers below, shaver point, chrome heated towel rail, Kardean floor, wide tiled shower enclosure with shower system and glazed shower screen, extractor fan, downlighters, and a double-glazed window.

Guest Bedroom
15'3" x 8'4" (4.66m x 2.56m)
Built-in full-height, mirrored sliding-door wardrobes, radiator, bedside wall lights, and a double-glazed window overlooking the gardens. Door to:

En-suite Shower
White suite with chrome fittings comprising WC, wall-hung wash basin with soft-close drawer, chrome heated towel rail, Kardean floor, extractor fan, downlighters and a double-glazed window.

Bedroom Two
12'3" x 10'11" (3.75m x 3.35m)
Built-in part mirrored sliding door wardrobes which provide ample hanging rail and storage space, radiator, bedside wall lights and double-glazed windows to the side and rear aspects

Bedroom Three
12'3" x 10'11" (3.75m x 3.35m)
Built-in wardrobes with part-mirrored sliding doors provide ample hanging and storage space. Radiator and double-glazed windows to the side and rear aspects.

Bedroom Four
10'10" x 10'2" (3.32m x 3.11m)
Again with built-in part mirror-fronted sliding door wardrobes, radiator, bedside lights and a double-glazed window to the rear aspect

Family Bathroom
9'8" x 8'3" (2.97m x 2.52m)
Luxury white suite with chrome fittings comprising bath with mixer tap, WC, bidet, wall-hung wash basin with soft-close drawers, chrome heated towel rail, shaver point, downlighters, extractor fan, tiled shower enclosure with shower system and glazed shower door, double-glazed window to the side aspect

Spacious Garage
17'3" 15'5" (5.28m 4.72m)
Power and light, double-glazed window to the side and rear and an electric remote up-and-over door and a service door the Utility Room.

Carport
Adjacent to the garage is a useful covered carport that provides additional sheltered parking and includes an EV charging point. The carport is accessed via the driveway and sits alongside a block-paved and landscaped garden area.

Stunning Landscaped Gardens
A key feature of the property is the generous, beautifully established rear

garden, which offers good privacy and an attractive leafy setting. A broad lawn is surrounded by well-stocked borders containing a wide variety of mature shrubs, flowering plants and established trees. An extensive slate-paved terrace wraps around the rear of the house, providing several areas for outdoor seating, dining and entertaining, with direct access from the principal reception spaces. Beyond the lawn is a further paved seating area with a timber pergola, together with raised beds and additional established planting.

A pathway meanders through the borders, with further features including an ornamental water feature and useful garden storage. Mature boundaries and trees provide an excellent backdrop and give the garden a particularly secluded feel, especially impressive for its Bridge End setting close to Warwick town centre.

Services

All main services are understood to be 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.

Tenure

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

Council Tax

The property is in Council Tax Band "G" - Warwick District Council

Postcode

CV34 6PD

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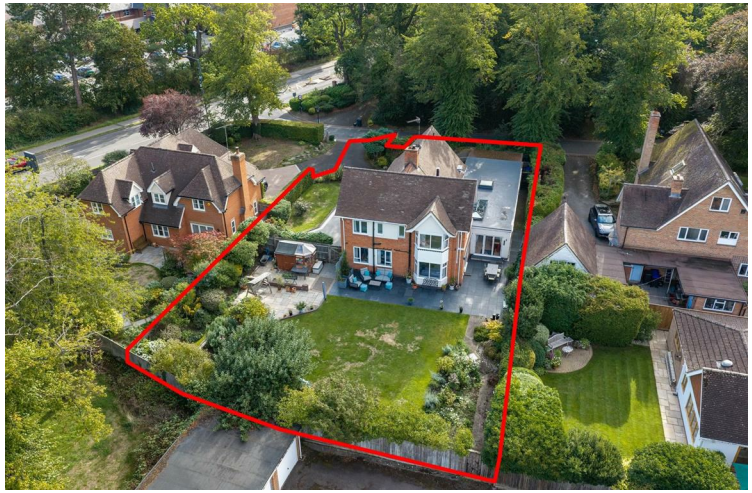

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Ground Floor

Approx. 174.9 sq. metres (1883.0 sq. feet)

Total area: approx. 273.9 sq. metres (2948.7 sq. feet)

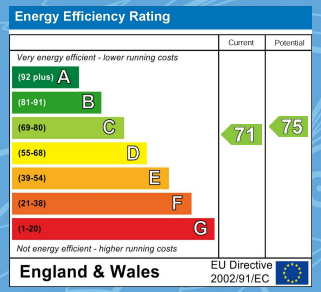
This plan is for illustration purposes only and should not be relied upon as a statement of fact

First Floor

Approx. 99.0 sq. metres (1065.6 sq. feet)

Warwick Office
17-19 Jury Street
Warwick
CV34 4EL

01926 499540 ehbresidential.com



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