



Chichester Lane | Hampton Magna | CV35 8TG

Price guide €367,500



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Nestled in the charming area of Hampton Magna, Warwick, this delightful semi-detached house on Chichester Lane offers a perfect blend of comfort and modern living. The property boasts three generously sized double bedrooms, making it an ideal home for families or those seeking extra space.

The heart of the home is undoubtedly the extended kitchen diner, which has been thoughtfully designed to create a bright and inviting space for cooking and dining. This area is perfect for family gatherings or casual meals with friends. The ground floor also has a spacious reception room that features a projector and pull-down screen, perfect for movie nights or entertaining guests. As well as a downstairs WC and an office area.

The property also benefits from a well-maintained, low-maintenance rear garden, complete with stylish lighting, providing a serene outdoor space to relax or entertain during the warmer months.

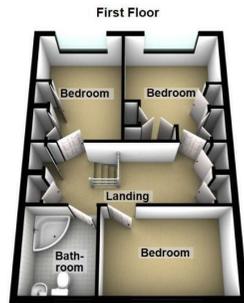
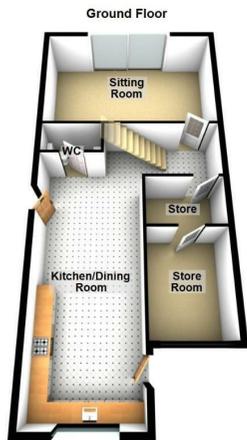
Conveniently located close to the A46 and M40, as well as Warwick Parkway train station, this home offers excellent transport links for commuters and easy access to nearby amenities.

In summary, this semi-detached house on Chichester Lane is a wonderful opportunity for those looking for a spacious and modern family home in a desirable location. With its ample living space, convenient location, and charming outdoor area, it is sure to appeal to a wide range of buyers.



- Three Double Bedroom Home
- Semi Detached
- Extended to Front
- Large Kitchen Diner
- Large Living Room with Projector and Large Screen
- Downstairs WC and Family Bathroom
- Popular Residential Area
- Low Maintenance Rear Garden
- Garage and Driveway
- EPC -





Total area: approx. 116.0 sq. metres (1248.8 sq. feet)

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|----------------------------|-----------|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

Kitchen Diner

26'2" x 10'8"

Entrance to the property is located on the side elevation via a composite front door. This leads directly in to the stunning kitchen diner. Having wooden laminate flooring and neutral decor to walls and ceiling. UPVC double glazed window to front elevation, glass lantern and LED spotlights to ceiling. Obscure glazed, double glazed door to side elevation giving access in to the side return.

The kitchen is fitted with a range of base and wall units with a handle less, matt, light grey frontage and a wood effect butcher block work surface. Fitted with a white, ceramic, Belfast sink with chrome hot and cold mixer tap, Hotpoint ceramic hob with an AEG extractor over, built in double electric oven, built in Hotpoint microwave, space and plumbing for dishwasher and space for full height fridge freezer. Gas central heating radiator and kickboard electric heater. Open area under the stairs which is currently used as a designated area for the family dog. White painted wooden door leads in to the down stairs WC.

Down Stairs WC

Having a continuation of the flooring and neutral decor, LED spotlights to ceiling and an extractor to high level. Fitted with a white toilet and a vanity unit with a white basin with hot and cold mixer tap and two large drawers below for storage.

Off the kitchen diner an open hallway gives access to the staircase with a feature wallpapered wall, gas central heating radiator, LED spotlights to ceiling, white painted fire door leads in to the office and a white painted door leads in to the living room.

Office

7'10" x 5'3"

Converted from the rear of the garage and having carpet to floor, exposed brick walls, light point to ceiling and a number of power points. In the false wall there is a door that leads through in to the garage.

Living Room

19'3" x 11'10"

Being carpeted to floor and having a continuation of the neutral decor with one feature wall papered wall. UPVC double glazed sliding door to rear elevation giving access out in to the garden. Tray ceiling with LED lighting, surround sound speakers and additional lighting. As well as the projector for the home cinema. On the opposite wall to the projector is a pull down, 100 inch screen all of which is included in the sale. Wrought iron wood burning stove in an inglenook fireplace with a wooden mantel and a slate hearth. Two gas central heating radiators.

Carpeted stairs lead up to the first floor landing where there is a continuation of the carpet and decor. Light point and loft access to ceiling (loft being fully boarded, with a pull down ladder and a light point). From the landing white painted doors lead in to all rooms as well as three useful shelved storage cupboards, also the airing cupboard where the Worcester combi boiler is housed with shelved storage below.

Bedroom One

12'1" x 10'2"

Continuation of carpet and neutral decor with one feature wallpapered wall, UPVC double glazed window to rear elevation with gas central heating radiator below, light point to ceiling and two light points to wall.

Bedroom Two

12'0" x 8'9"

Carpeted to floor and with neutral decor to walls and ceiling, UPVC double glazed window to rear elevation with gas central heating radiator below, light point to ceiling and a fitted triple wardrobe with blanket storage over.

Bedroom Three

10'0" x 7'8"

Carpeted to floor and with neutral decor to walls and ceiling, UPVC double glazed window to front elevation giving attractive views all the way across to the centre of Warwick with St Mary's church being the standout feature. Gas central heating radiator below, light point to ceiling and a large, mirror fronted fitted wardrobe.

Family Bathroom

6'9" x 7'7"

Having tile effect cushioned flooring and with walls being to full height around the bath and shower area and to half height around the remainder of the room. UPVC double glazed, obscure glazed window to front elevation, spotlights to ceiling, gas central heating radiator. The bathroom is fitted with a white low level WC, a white pedestal wash hand basin with chrome hot and cold tap and a corner jacuzzi bath with shower over.

Outside Rear

Accessed from the living room and being incredibly low maintenance. As you enter there is pea gravel which runs the whole depth of the property. To the side return there is a brick weave pathway which leads to a full height gate which opens out on the driveway located at the front of the property, the outside tap is located down here.

From the pea gravel two wooden steps lead up to the first level of the garden where there is a paved patio and artificial grass bordered by wooden sleepers. Further steps lead up to the remainder of the garden where there is a further area of artificial grass also being bordered by wooden sleepers. Outside lighting, a fenced off pond and to the rear of the garden is a wooden shed.

Outside Front

Located at the front of the property is a brick weave driveway giving off street parking for at least three vehicles., fully secure bike store and an electric car charging point.

Electric roller garage door gives access in to the garage.

Garage

10'6" x 8'0"

Having light and power, space and plumbing for washing machine and stacked tumble dryer.

Services

All mains services are believed to be connected.

Tenure

We believe the property to be Freehold. The agent has not checked the legal status to verify the Freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

Council Tax

We understand the property to be Band C.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.