



## 10 Parolles Close

Warwick Gates, Warwick, CV34

Asking Price £279,950



3 Bed End Terrace House with Garage & Drive (1 Double and 2 singles). Entrance Hall & cloakroom, Lounge Diner to rear with French doors, Kitchen to front. White Goods, Southerly rear Great access for schools, M40 & A46 No Onward Chain. The Garage has Power, so you could get a EV charger



#### Entrance Hall

12'0" x 3'6" (3.66 x 1.07)

Entered via double glazed door; radiator; power points; smoke detector; wood laminate flooring; stairs to 1st floor; doors opening to:

#### Cloakroom

5'0" x 2'10" (1.52 x 0.86)

Opaque UPVC double glazed window to front. 2 piece suite comprising low level WC; pedestal wash hand basin; radiator, ceiling down lights.

#### Lounge/Dining Room

15'10" x 13'10" (4.83 x 4.22)

UPVC double glazed French patio doors to rear, French door with side glass, opening to the rear garden, 2 x radiator; wood laminate flooring,;

#### Kitchen

10'8" x 7'1" (3.25 x 2.16)

UPVC double glazed window to front; modern kitchen with range of eye and base level units and drawers with ample work surface; single bowl single drainer sink unit with mixer taps; plumbing for automatic washing machine and dish washer, gas hob with an electric oven built under with extractor hood; tiling; power points; space for fridge freezer, radiator.

#### 1st Floor Landing

7'6" x 6'5" (2.29 x 1.96)

Access to loft space doors to all rooms.

#### Bedroom 1

13'11" x 12'1" (4.24 x 3.68)

2 x UPVC double glazed window to front built in airing cupboard housing combination boiler and additional

storage space, Maple style built in wardrobes with draws, radiator;

#### Bedroom 2

9'4" x 6'8" (2.84 x 2.03)

UPVC double glazed window to rear aspect; radiator; power points

#### Bedroom 3

8'4" x 6'11" (2.54 x 2.11)

UPVC double glazed window to rear aspect; radiator; power points.

#### Bathroom

6'2" x 5'3" (1.88 x 1.60)

Opaque UPVC double glazed window to side aspect; bathroom suite comprising white paneled bath with electric shower over; pedestal wash hand basin with mono bloc tap, low level WC; radiator, ceiling down lights.

#### Rear

35'0" x 25'0" (10.67 x 7.62)

Mainly laid to lawn garden with patio areas; bounded by paneled fencing.

#### Front

Lawn area, shrubs and borders, Drive leading to attached garage, providing parking for 2 cars to the side.

#### Garage

17'2" x 8'8" (5.23 x 2.64)

Up & Over Door power & Lighting, the garage is the last garage to the left.

#### Side

to the right of the property across the path. is a gated fenced off area that belongs to the house.



## Road Map



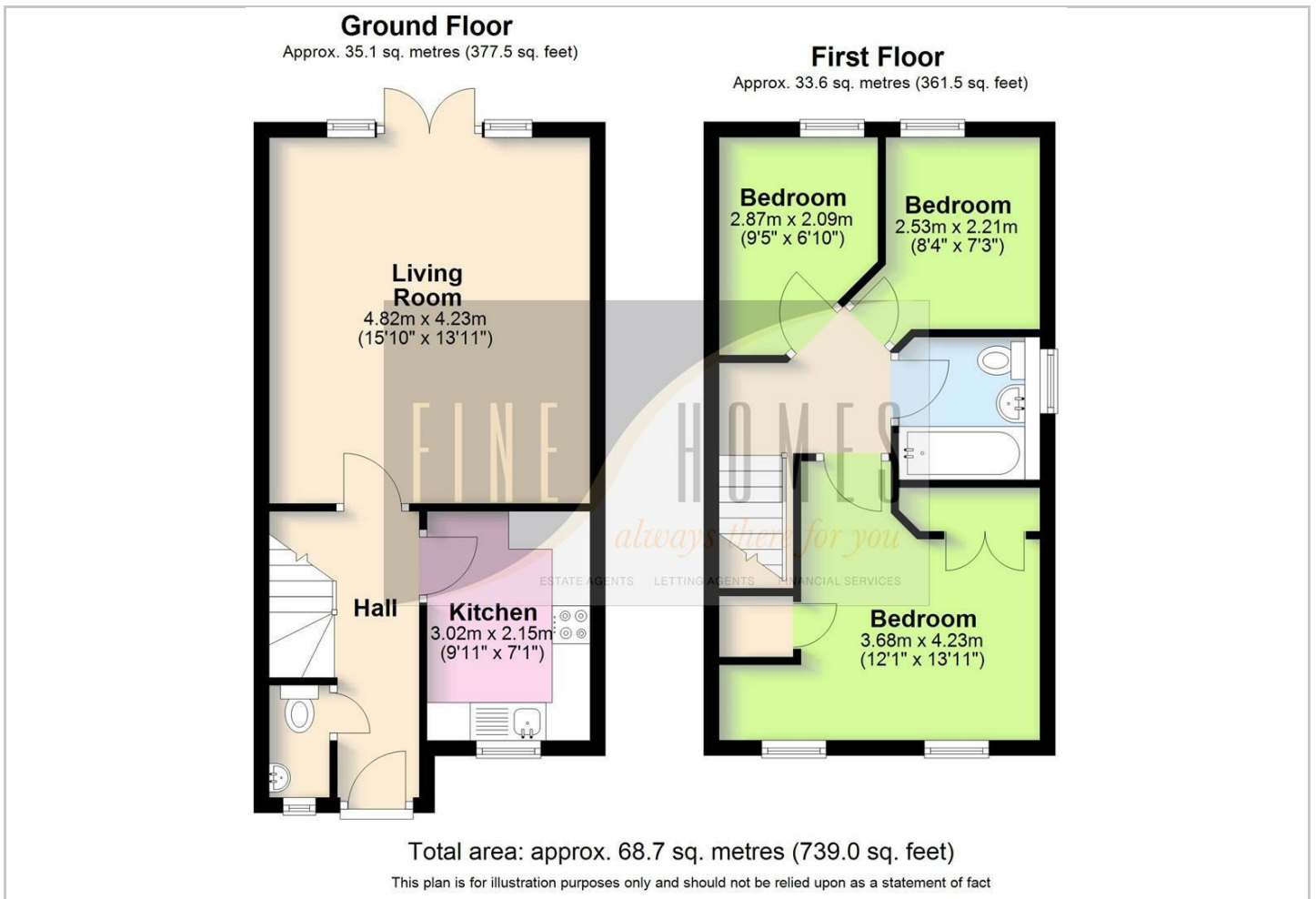
## Hybrid Map



## Terrain Map



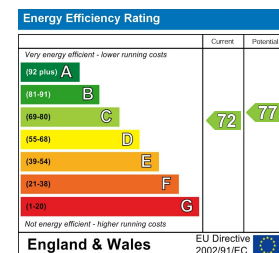
## Floor Plan



## Viewing

Please contact our Warwick Office on 01926 888838 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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