

4 Bedroom Semi-Detached for Sale - Offers Over £450,000

Garrett Drive, Warwick, CV34 7BN



KEY FEATURES

- 4 Bedrooms • Landscaped Rear Garden • Superb Principal Bedroom Suite • Large Lounge/Diner • Extremely Convenient Location • Integrated Kitchen Appliances • Garage • Driveway for 2-3 Cars

Description

A spacious four bedroom semi-detached home, arranged over three floors and offering around 1,200 sq ft of accommodation together with a beautifully landscaped garden, driveway parking for two to three cars and a separate garage.

The entrance hall has stairs rising to the first floor and a useful ground floor cloakroom. To the front is the kitchen, fitted with a range of units, built-in appliances and plenty of worktop and storage space.

The lounge/diner is a great size, extending across the rear of the house with plenty of room for both seating and dining areas and doors opening out to the garden. There is also a useful built-in storage cupboard.

On the first floor are three bedrooms, two of which are good-sized doubles, together with the family bathroom and an airing cupboard. The fourth bedroom would also work particularly well as a home office or nursery if preferred.

The whole of the second floor is given over to the principal bedroom suite. The bedroom itself is particularly generous, with plenty of built-in wardrobe and storage space together with its own luxurious en-suite shower room. There is also a fabulous storage cupboard on the landing, currently used as a "walk-in shoe closet".

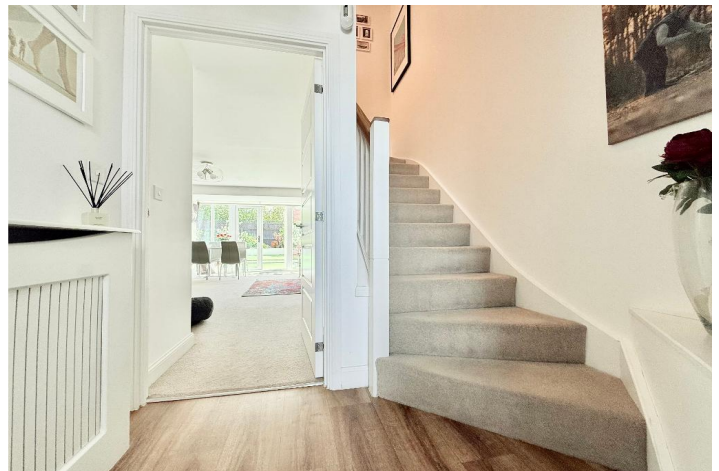
Outside, the rear garden has been beautifully landscaped in a Mediterranean style, creating a lovely space for sitting and entertaining with a very tranquil feel. To the front, the driveway provides off-road parking for two to three cars and there is also a separate garage.

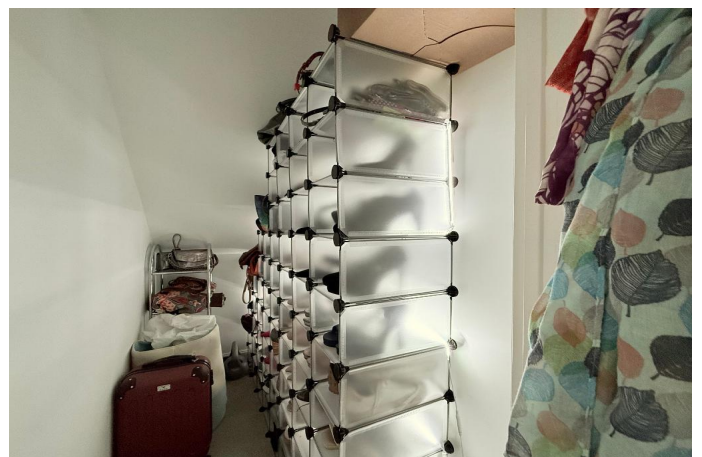
The property is situated in the popular Heathcote area of Warwick, with a good range of everyday amenities close by and Heathcote Primary School within the development. The location is particularly convenient for Warwick, Leamington Spa and the surrounding area, as well as providing easy access to the M40 and A46 for those needing to travel further afield.

Warwick is a thriving historic market town with an excellent range of shops, cafés, restaurants and leisure facilities, together with its famous castle and beautiful parks. The area is particularly well regarded for its choice of schools, whilst both Warwick and Leamington Spa offer rail services to Birmingham and London.

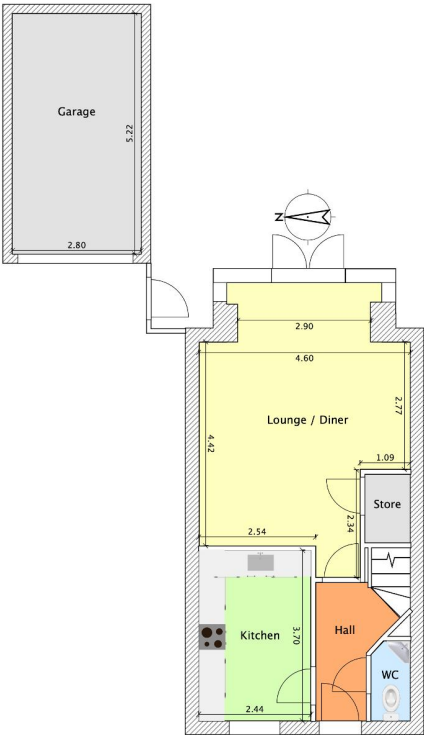
Additional Information

We are informed by the vendor that the property is freehold and benefits from mains gas, electricity and drainage. Council Tax Band E with Warwick District Council. All information should be checked by your solicitor prior to exchange of contracts.

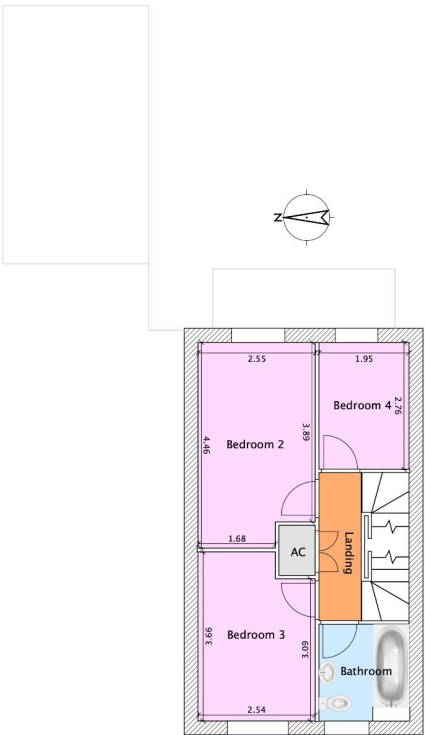




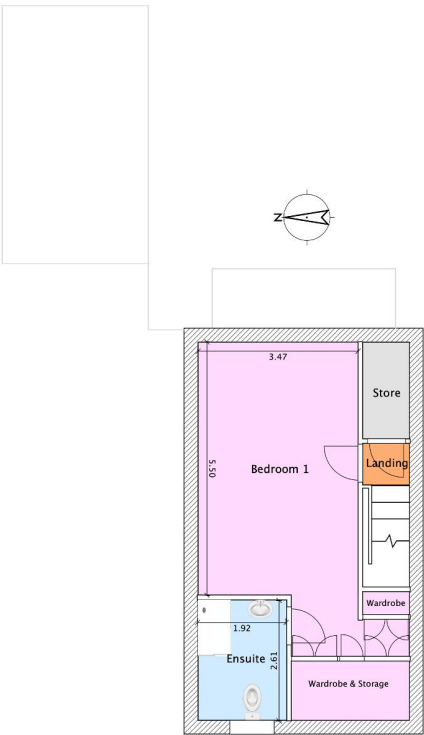




Indicative Floor Plan for illustration purposes only
Approximate Gross Internal Floor Area 1200 ft² / 111.5 m²
GROUND FLOOR



Indicative Floor Plan for illustration purposes only
FIRST FLOOR



Indicative Floor Plan for illustration purposes only
SECOND FLOOR

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		