



Bennett Drive, Warwick

*Distinctive
Collection*





Bennett Drive

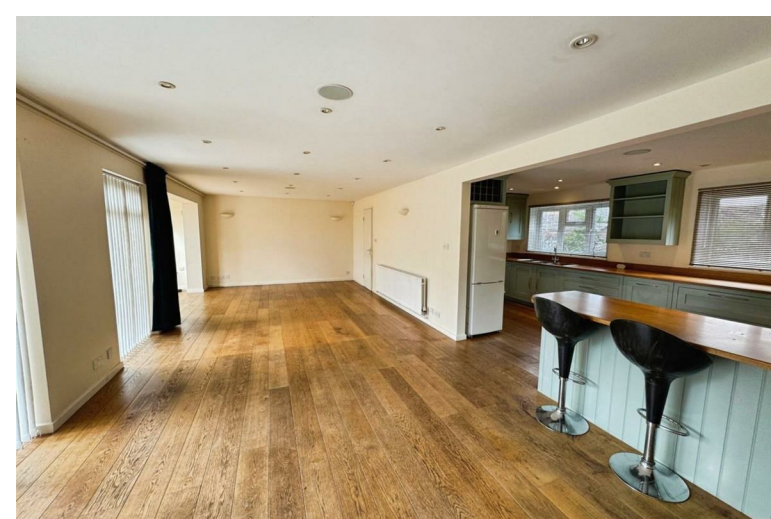
Warwick, CV34 6QJ

Guide price €875,000

Located in the desirable area of Bennett Drive, just off the Myton Road, this impressive five-bedroom detached home offers a perfect blend of space, comfort, and modern living. Upon entering, you are greeted by a large open-plan living kitchen dining room, which is ideal for both entertaining and family gatherings. This inviting space features a sunroom that allows natural light to flood in, creating a warm and welcoming atmosphere.

There is also a separate snug equipped with a charming wood-burning stove, perfect for cosy evenings in. With five well-proportioned bedrooms, there is ample room for family and guests alike. The home also includes three bathrooms, ensuring convenience for all.





- Large Detached Home
- Five Bedrooms
- Three Bathrooms and a Downstairs WC
- Large Open Plan Living Kitchen Dining Room
- Sun Room
- Snug with Woodburner
- Enclosed Rear Garden with Large Composite Deck
- Garage and Driveway
- No Upward Chain
- Current EPC Rating: 75 (C)

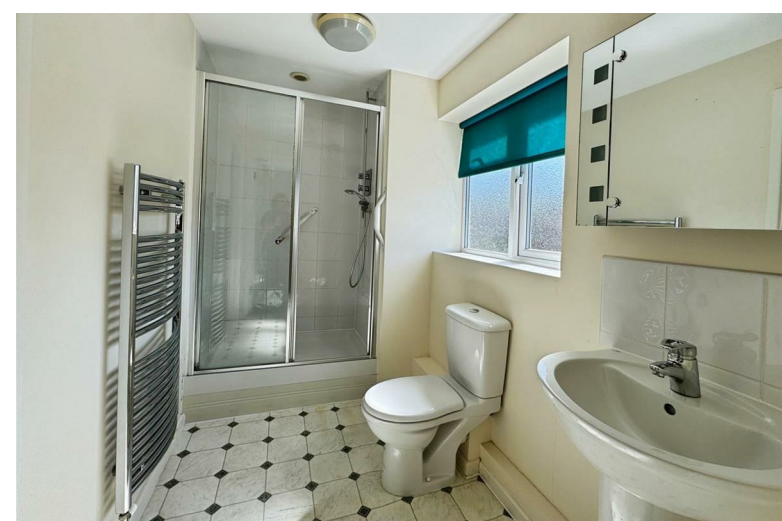
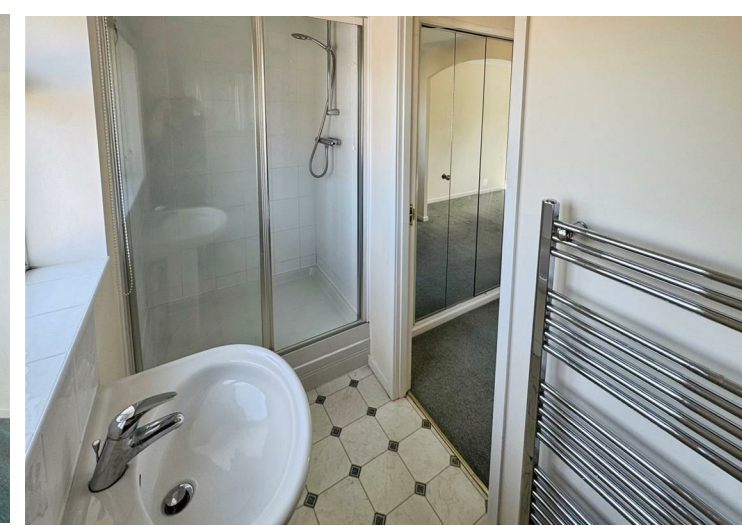
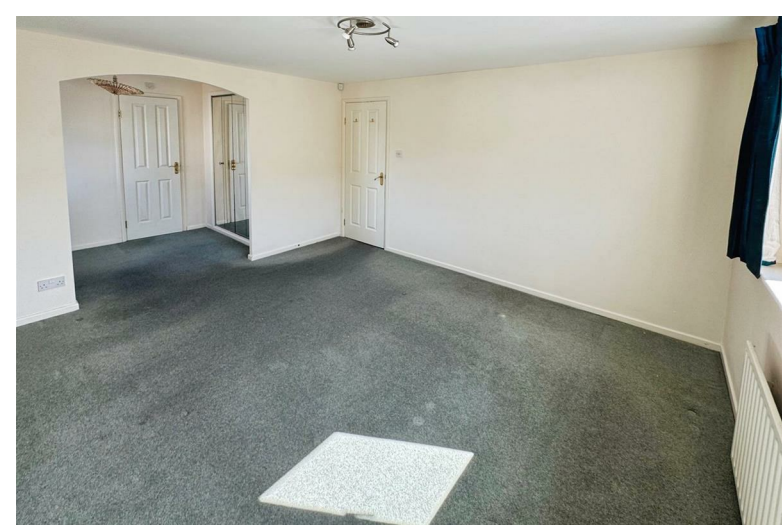


Outside, the property features an enclosed rear garden, complete with a large composite deck, providing an excellent space for outdoor dining and relaxation. The garage and driveway offer off street parking, making it practical for families or those with multiple cars.

Bennett Drive is located within striking distance of a number of well respected private and state schools, the school commute would be a thing of the past! The property also benefits from being within walking distance of Warwick town centre and Leamington train station.

This home is offered with no upward chain, allowing for a smooth and straightforward purchase process. With its spacious layout and desirable location, this property is an exceptional opportunity for those seeking a family home in Warwick. Don't miss the chance to make this wonderful house your new home.







The Property

Entrance to the property is via a white UPVC double glazed front door, which leads into Entrance Hall.

Entrance Hall

With rush matting to start then solid wood flooring which runs throughout the majority of the downstairs accommodation, neutral decor, two white painted wooden door housing storage, stairs leading to the first floor and doors lead to all rooms.

Downstairs WC

Continuation of the floor and decor, light point to ceiling, white UPVC obscure glazed window to side elevation, white low level WC, white pedestal wash hand basin and gas central heating radiator.

Open Plan Living/Dining/Kitchen Area

Dining Area

8.370m x 3.856m (27'5" x 12'7")

Continuation of the floor and decor, spotlights to ceiling, white UPVC double glazed, double French door to rear elevation, further white UPVC double glazed window to rear elevation, gas central heating radiator and various electric sockets. Open archway which leads into Living Area.

Living Area

5.918m x 3.010m (19'4" x 9'10")

Continuation of the floor and decor, ceiling is a white UPVC double glazed orangery style ceiling with opening windows, white UPVC double glazed windows to rear and side elevation with white UPVC double glazed, double French doors to side elevation, spotlights to ceiling, modern chrome wall lights, various electric sockets and a Sky point. In-built wall wood effect gas fire with living flame.

Kitchen Area

1.52m.227.69mm x 0.91m.106.98mm (5.747m x 3.351m)

Continuation of the flooring and neutral decor. Kitchen is a bespoke wooden built kitchen with a duck egg blue frontage, solid wood butcher block work surface with built-in Range Master Range Oven, dishwasher and fridge freezer, one and a half bowl sink with chrome hot and cold mixer tap with matching drainer and extractor above. Two white UPVC double glazed window to front elevation, spotlights to ceiling, modern chrome kick board lights and under cabinet lighting. Breakfast bar area with a continuation of the solid wood butcher block work surface. White door leading to larder style storage. White painted wooden glazed door with 15 panels leading into Inner Hallway.

Inner Hallway

Continuation of the floor and decor, spotlights to ceiling, gas central heating radiator, white UPVC double glazed single French door to rear elevation leading onto rear garden. A second set of stairs lead up to a large landing. Cupboard under the stairs for storage, doorway which leads into the garage. White painted wooden framed double door leading to the Second Reception Room/Snug.

Second Reception Room/Snug

5.132m x 3.75m (16'10" x 12'3")

Carpeted to floor, neutral decor, white UPVC double glazed double French doors to rear elevation leading out onto the garden, spotlights to ceiling, electric sockets and solid fuel wood burning stove.



First Floor Landing

Continuation of carpet and neutral decor, spotlights to ceiling, good sized area is set out as a study area with shelving, storage and desk, gas central heating radiator, white UPVC double glazed window to front elevation, white UPVC double glazed panel to front elevation, doors leading to all rooms. Loft access to ceiling.

Bedroom One

3.942m x 3.347m (12'11" x 10'11")

Continuation of carpet and neutral decor, white UPVC double glazed window to rear elevation, gas central heating radiator and light point to ceiling. Loft access to ceiling (loft being boarded with a ladder fitted.)

Dressing Area

1.710m x 2.292m (5'7" x 7'6")

Continuation of carpet and neutral decor, white UPVC double glazed window to side elevation, gas central heating radiator, light point to ceiling, mirror fronted Constantine doors housing wardrobe storage, white painted wooden door leading into En-Suite Bathroom.

En-Suite Bathroom

Tile effect cushioned flooring, neutral decor, white UPVC obscure double glazed window to front elevation, light point to ceiling, chrome heated towel rail, white pedestal wash hand basin with chrome hot and cold mixer tap, white low level WC with chrome push flush, double shower tray with chrome shower attachment, chrome and safety glass sliding door, mirror fronted cabinet and shaver point.

Bedroom Two

5.633m x 2.904m (18'5" x 9'6")

Continuation of carpet and neutral decor, two white UPVC double glazed windows to rear elevation, two gas central heating radiators, two light points to ceiling, run of fitted furniture to comprise chest of drawers, double wardrobe, two single wardrobes all in bespoke solid wood.

Bedroom Five

3.168m x 2.982m (10'4" x 9'9")

Continuation of carpet and neutral decor, white UPVC double glazed window to front elevation, gas central heating radiator and light point to ceiling.

Bedroom Three

4.007m x 2.920m (13'1" x 9'6")

Continuation of carpet and neutral decor, white UPVC double glazed window to front elevation, two white UPVC double glazed windows to side elevation, gas central heating radiator and two light points to ceiling. Two Bespoke solid wood double wardrobes. White painted wooden door which leads into the 'Jack and Jill' Shower Room.

'Jack and Jill' Shower Room

Tile effect cushion flooring, neutral decor walls and ceiling, white UPVC obscure double glazed window to rear elevation, light point to ceiling, pedestal wash hand basin with chrome hot and cold tap with mirror fronted cabinet above, white low level WC with chrome push flush, white double shower tray with chrome shower attachment and safety glass sliding door and extractor to ceiling.

Bedroom Four

3.213m x 2.825m (10'6" x 9'3")

Continuation of carpet and neutral decor, white UPVC double glazed window to rear elevation, gas central heating radiator, light point to ceiling and Bespoke double and single wardrobes.

Family Bathroom

Tiled to full height, obscure glazed window. Fitted with a white suite to comprise, pedestal wash hand basin with chrome hot and cold tap and frameless mirror above, low level WC, bath with bath panel and shower attachment.

Outside

To The Rear

Enclosed garden which is mainly laid to lawn with a good size composite decked area for outside entertaining, outside lighting, large side gate to parking area.

To The Side

Driveway parking, single garage with up and over door.

To The Front

The front garden has previously been used as an allotment style garden producing various fruits and vegetables. There are a number of slightly raised beds and areas for planting. A paved pathway leads to the front door.

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 F.

Viewing

Strictly by appointment through the Agents on 01926 411 480.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

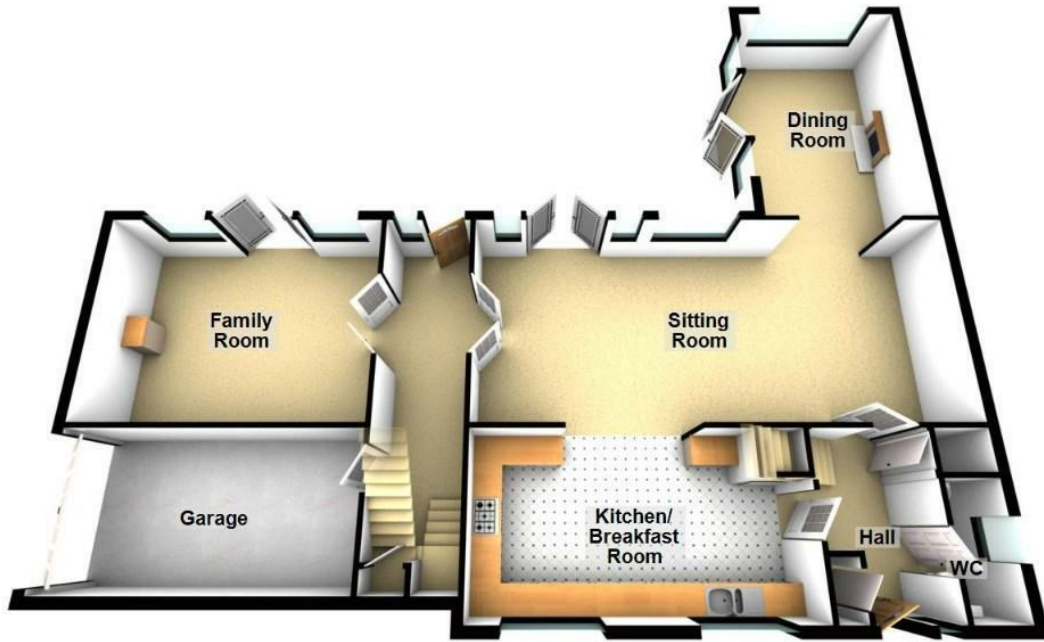
Photographs

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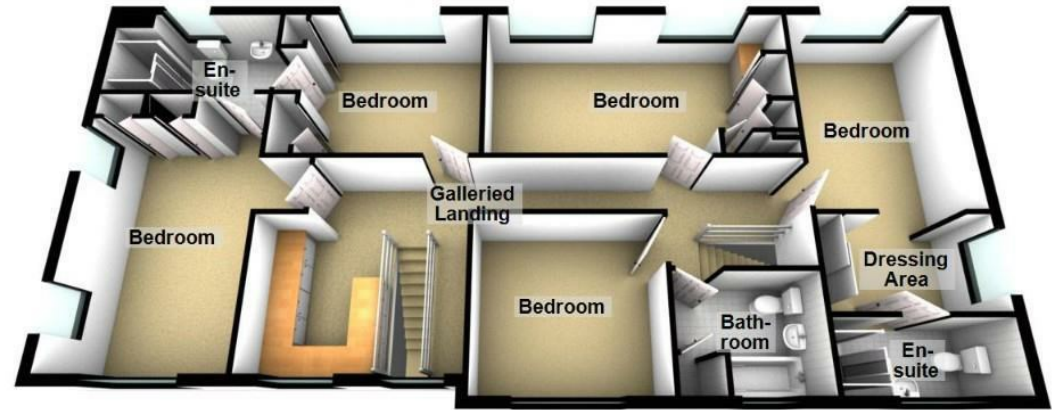
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Ground Floor



First Floor



Total area: approx. 234.9 sq. metres (2528.6 sq. feet)

Energy Efficiency Rating		Current	Target	Environmental Impact (CO ₂) Rating		Current	Target
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A				(82 plus) A			
(61-81) B				(61-81) B			
(39-60) C				(39-60) C			
(15-40) D				(15-40) D			
(9-38) E				(9-38) E			
(1-8) F				(1-8) F			
(0) G				(0) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
		75	76				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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