



Dugard Place, Warwick

*Distinctive  
Collection*





# Dugard Place

Warwick, CV35 8DX

Guide price €700,000

Welcome to this charming four-bedroom detached family home located on Dugard Place in the picturesque village of Barford, Warwick. This delightful property offers a perfect blend of comfort and modern living, making it an ideal choice for families seeking a welcoming environment.

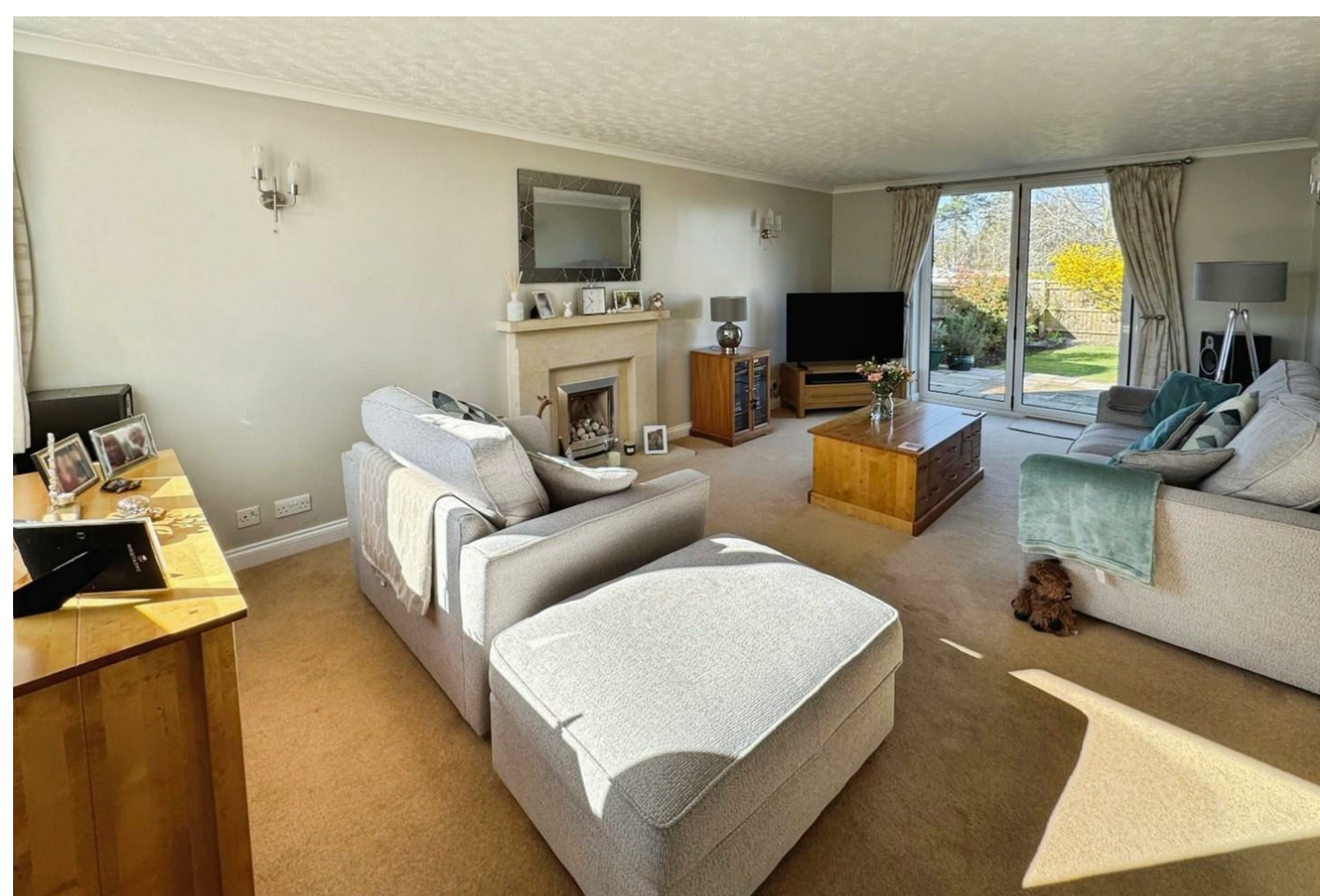
As you enter, you are greeted by two spacious reception rooms that provide ample space for relaxation and entertaining. The bright and airy atmosphere is enhanced by large windows that allow natural light to flood the rooms, creating a warm and inviting ambiance throughout the home.

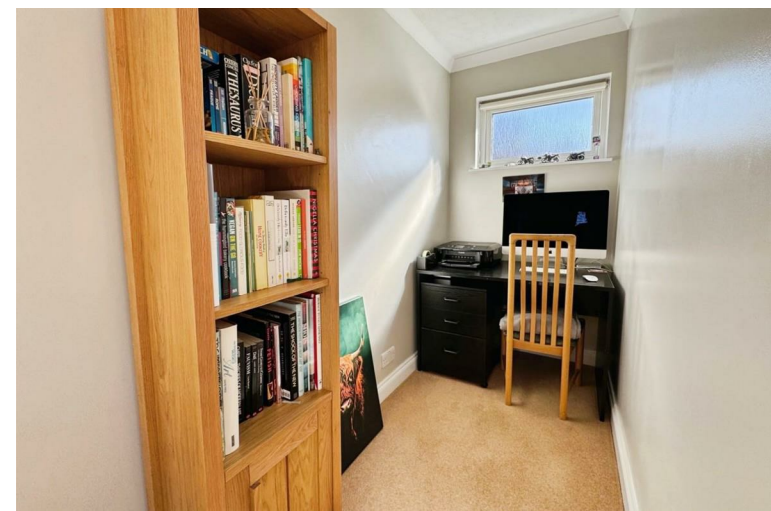
The modern fitted kitchen diner is a true highlight, designed for both functionality and style. It offers a wonderful space for family meals and gatherings, making it the heart of the home.

The property boasts four well-proportioned bedrooms, providing plenty of room for family members or guests. With two bathrooms, morning routines will be a breeze, ensuring convenience for everyone in the household.

Step outside to discover a good-sized rear garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. This space offers a wonderful opportunity for children to play or for adults to unwind after a long day.

Situated in the charming village of Barford, this home is not only a comfortable retreat but also conveniently located near local amenities and transport links. This property truly represents a fantastic opportunity for those looking to settle in a peaceful yet accessible area. Don't miss the chance to make this lovely house your new home.

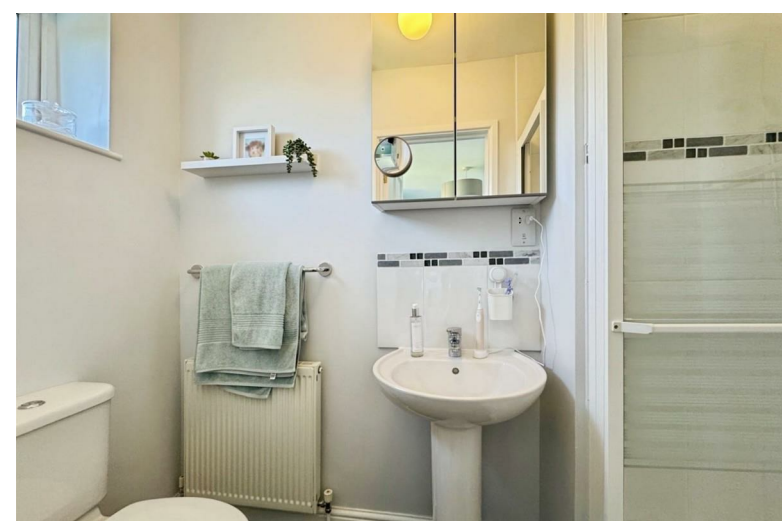
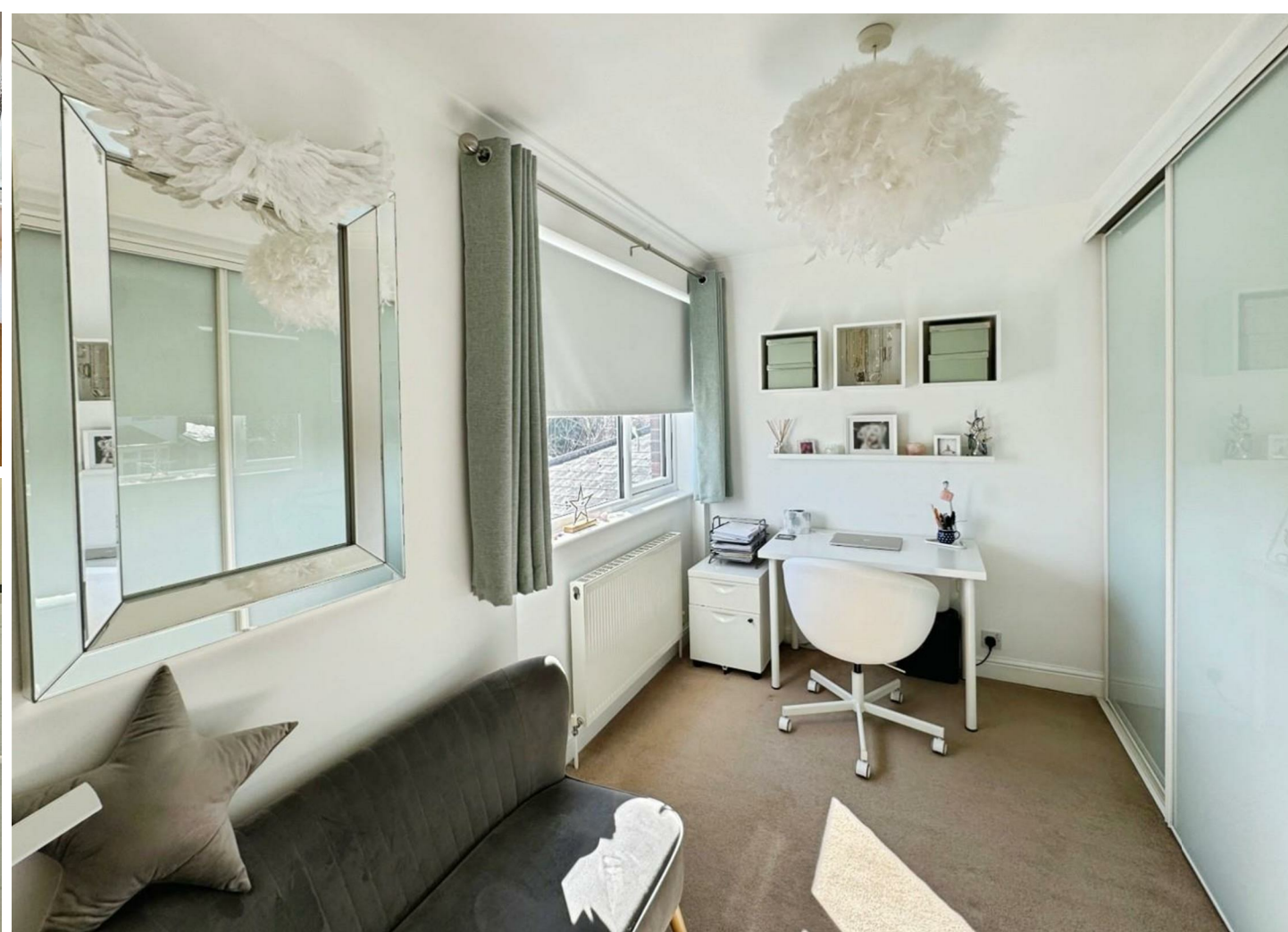




- Beautifully Presented Detached Family Home
- Four Bedrooms
- Family Bathroom, En-Suite Shower Room and a Downstairs WC
- Modern Fitted Kitchen Diner with Separate Utility Room
- Living Room with Office Nook
- Second Reception Room
- Large Driveway with Double Garage
- Enclosed Rear Garden
- Popular Village Location
- EPC - C (72)









# The Property

## Entrance Hall

Entrance to the property is via a composite front door which leads first in to a porch and then in to the bright and airy entrance hall. Having engineered oak flooring, neutral decor walls and ceiling, large double glazed panel to front elevation letting in a huge amount of natural light, light point to ceiling and LED spotlights to ceiling, gas central heating radiator, open staircase leading up to the first floor landing. White painted doors lead in to all rooms.

## Downstairs WC

Having a continuation of the flooring and decor, obscure glazed double glazed window to front elevation, spotlight to ceiling. Fitted with a white low level WC, white corner basin with chrome hot and cold tap and there is a gas central heating radiator.

## Living Room

6.364m extending to 8.446m x 3.619m (20'10" extending to 27'8" x 11'10")

Carpeted to floor and having a continuation of the neutral decor to walls and ceiling, double glazed bi-fold door to rear elevation giving access out in to the garden, double glazed window to front elevation and an obscure glazed, double glazed window to front elevation in the office nook. Four light points to wall and a spot light over office nook position, modern gas fireplace with stone surround and hearth and there are two gas central heating radiators.

## Reception Two

3.950m x 3.179m (12'11" x 10'5")

Carpeted to floor with neutral decor to walls and ceiling, large double glazed window to rear elevation with gas central heating radiator below and there is a light point to ceiling.

## Kitchen Diner

4.876m x 4.445m (15'11" x 14'6")

Having Amtico flooring and a continuation of the neutral decor to walls and ceiling, double glazed, double, French doors to rear elevation with blinds fitted and giving access out in to garden, double glazed window above sink position to rear elevation and there is a run of three Velux windows to the vaulted ceiling, LED spotlights to ceiling and lighting fitted under wall mounted units. The kitchen is fitted with a range of base and wall units in a cream, high gloss frontage, brushed chrome handles a granite work surface with matching upstand. Matching central island providing additional storage, seating and work surface.

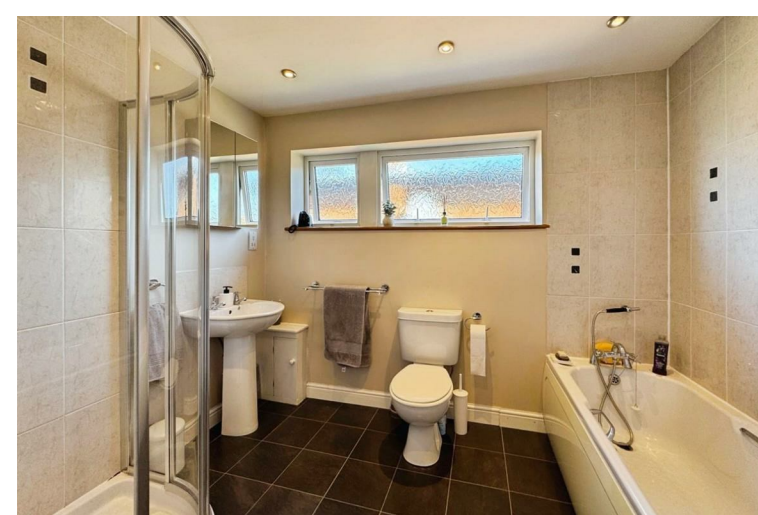
Fitted appliances of a black Rangemaster oven with a five ring gas hob, black glass splashback and a matching extractor over, space for American fridge freezer, under work surface mounted sink with a chrome hot and cold mixer tap and an integrated dishwasher.

Loft access to high level and there is a gas central heating radiator.

## Utility Room

4.870m x 1.774m (15'11" x 5'9")

Continuation of the flooring and neutral decor, two light points to ceiling, obscure glazed, double glazed door and window to side elevation, a solid door gives access in to the garage. The utility room is fitted with a range of base and wall units in a light beech coloured frontage with a brushed chrome handle and a granite effect melamine work surface, stainless steel one and a half bowl sink with chrome hot and cold mixer tap, space and plumbing for washing machine, space for tumble dryer, gas central heating radiator and a gas boiler with two years left of a 10 year warranty which is regularly serviced.



From the entrance hall, open carpeted stairs lead up to the bright and airy first floor landing. Large double glazed window to front elevation, continuation of the carpet and decor, light point to ceiling and wall, loft access to ceiling (the loft is boarded, has a pull down ladder and a light point), gas central heating radiator and there are white painted doors leading in to all rooms.

#### Family Bathroom

3.121m x 2.871m (max) (10'2" x 9'5" (max))

Wood effect flooring with the walls being tiled to full height in the walk in shower and around the bath, obscure glazed, double glazed windows to side elevation, spotlights to ceiling and gas central heating radiator. The bathroom is fitted with a walk in shower with chrome shower controls and attachments, pedestal wash hand basin with chrome hot and cold tap, low level WC and a white bath with chrome hot and cold tap with shower attachments. Full height double cupboard which houses the hot water tank and provides airing cupboard storage.

#### Bedroom Two

3.103m x 3.204m (10'2" x 10'6")

Carpeted to floor and with a continuation of the neutral decor to walls and ceiling, double glazed window to rear elevation overlooking the garden and the allotments to the rear, gas central heating radiator, light point to ceiling and a large mirror fronted double wardrobe.

#### Bedroom Three

3.207m x 2.975m (10'6" x 9'9")

Carpeted to floor and with a continuation of the neutral decor to walls and ceiling, double glazed window to rear elevation overlooking the garden and the allotments to the rear, gas central heating radiator below, light point to ceiling and a fitted wardrobe.

#### Bedroom One

3.635m x 3.428m (11'11" x 11'2" )

Carpeted to floor and with a continuation of the neutral decor to walls and ceiling, double glazed window to rear elevation overlooking the garden and the allotments to the rear, gas central heating radiator, light point to ceiling and a large mirror fronted triple wardrobe.

#### En-Suite Shower Room

Wood effect flooring, neutral decor to walls and ceiling with the walls being tiled to full height in the walk in shower, obscure glazed, double glazed window to rear elevation, light point to ceiling and there is a gas central heating radiator. Fitted with a low level WC, pedestal wash hand basin with chrome hot and cold mixer tap, large mirror front medicine cabinet above and shaver point. Walk in shower with chrome and white shower controls and attachments.

#### Bedroom Four

3.627m x 2.124m (from the fitted wardrobes) (11'10" x 6'11" (from the fitted wardrobes))

Carpeted to floor and with a continuation of the neutral decor to walls and ceiling, double glazed window to front elevation, gas central heating radiator below, light point to ceiling and a large triple wardrobe.

#### Garden

To the rear of the property is a well maintained and secure garden. To the majority laid to lawn with a nice sized patio as you enter from the living room, well stocked and mature flower beds to the borders, full height gate to the rear and access is available out to the front down both sides of the property via a lockable gate. The garden benefits from lighting, power and a tap.

#### Garage and Driveway

5.115m x 5.307m (16'9" x 17'4")

To the front of the property is a good sized driveway and lawned foregarden with light and power.

The garage (measurements above) is accessed from the front via black, electrically operated, garage roller doors and from inside the house via the utility room. Benefitting from light and power. The gas and electric meters and the fuse board is housed in here and there is a double glazed window to side elevation.

#### 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 E.

#### 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

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

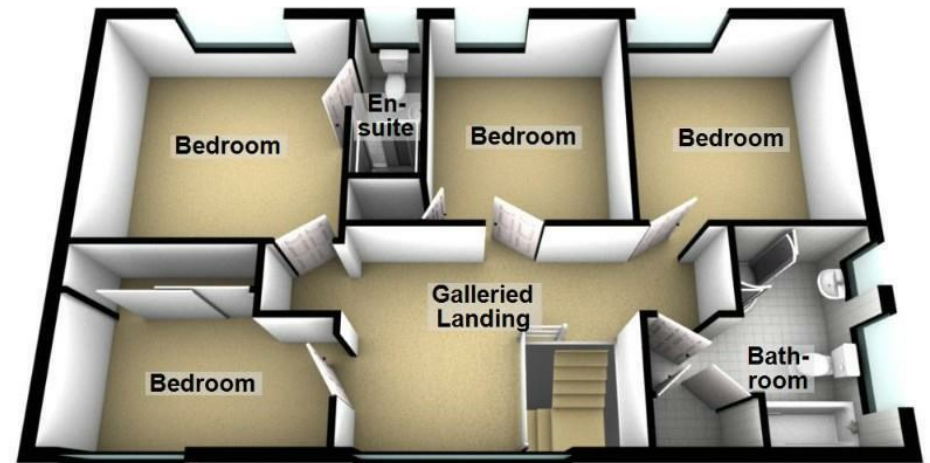
#### Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute and part of an offer or contract. The seller does not take make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide; about the property is verified on inspection and also by your conveyancer.

### Ground Floor



### First Floor



Total area: approx. 187.5 sq. metres (2018.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	72	77

England & Wales EU Directive 2002/91/EC

**Hawkesford Estate Agents**  
1 The Hughes, 24 - 26 Swan Street, Warwick, CV34 4BJ  
01926 411 480 [warwick@hawkesford.co.uk](mailto:warwick@hawkesford.co.uk)

