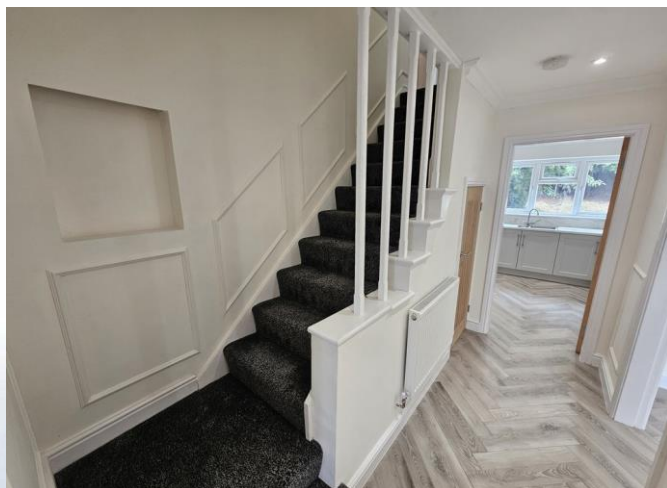


16 Sutherland Close, Woodloes Park,  
Warwick, CV34 5UJ

Offers in the Region Of  
£475,000



- Comprehensively Refurbished Detached Family Home
- Four Bedrooms (Master with En-Suite Shower Room)
- Re-Fitted Kitchen Diner with Integrated Appliance with Additional Utility Room off
- EPC Rating: TBC
- Dual Aspect Living Room
- Contemporary Re-Fitted First Floor Bathroom

A COMPREHENSIVELY MODERNISED detached family home within the HIGHLY DESIRABLE WOODLOES PARK. Viewings VITAL to appreciate quality of location and accommodation on offer. Benefiting from uPVC double glazing, combi gas central heating, this ideal family home comprises; driveway, hallway, WC, dual aspect living room, re-fitted kitchen diner with full complement of integrated appliances, utility room, built in garage, four bedrooms (master with re-fitted en-suite shower room), contemporary family bathroom and rear garden. Offered with NO UPWARD CHAIN.

**Property Tenure**  
Freehold

**Council Tax Band**  
E

**EPC Rating**  
TBC

**Location**  
The property is situated within a popular and established residential cul-de-sac on the Woodloes Park development, conveniently located approximately:  
-0.1 mile from the local shopping parade at Reardon Court, which includes a convenience store and Post Office.  
-0.3 mile from Woodloes Primary School, making the location particularly convenient for families.  
-0.5 mile from Warwick Hospital on Lakin Road.  
-0.8 mile from Warwick railway station, providing convenient rail connections for commuters.  
-1.1 miles from Warwick town centre and Market Place, offering a wide range of shops, cafés, restaurants and historic attractions.  
-2 miles from Warwick Parkway railway station, with convenient road access towards the A46 and Junction 15 of the M40.

All distances are approximate and have been taken from online mapping sources.

Also conveniently positioned for access to the Grand Union Canal, nearby public open spaces, children's play areas and pedestrian footpaths.

**Description**  
A two storey detached family home of traditional brick construction, predominately surmounted by a tiled pitch roof. The property has been compressively modernised throughout. Benefiting from uPVC double glazing, combi gas central heating with a 'Baxi' combination boiler and new solid wood internal doors.

**Accommodation**  
Please refer to the floor plan for room measurements.

**Ground Floor**  
Hallway accessed via canopy porch with contemporary entry door, WC, dual aspect living room, re-fitted kitchen diner with a full range of integrated appliances including five gas hobs under cooker hood, cooker, microwave oven and dishwasher, utility room with integrated washing machine, tumble dryer and additional four gas hobs under cooker hood, and built in garage.

**First Floor**  
Stairs and landing, bedroom one (double) with re-fitted en-suite shower room with WC, bedroom two (double), bedroom three (double), bedroom four (single), contemporary re-fitted bathroom with freestanding bath and WC.

**Outside**  
Front - Driveway Rear - Garden with mature apple tree.

**Availability**  
The property is offered with vacant possession and no upward chain.



**Fixtures and Fittings:** All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

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## 16 Sutherland Close

Approximate Gross Internal Area = 111.1 sq m / 1196 sq ft

Garage = 7.9 sq m / 85 sq ft

Total = 119.0 sq m / 1281 sq ft

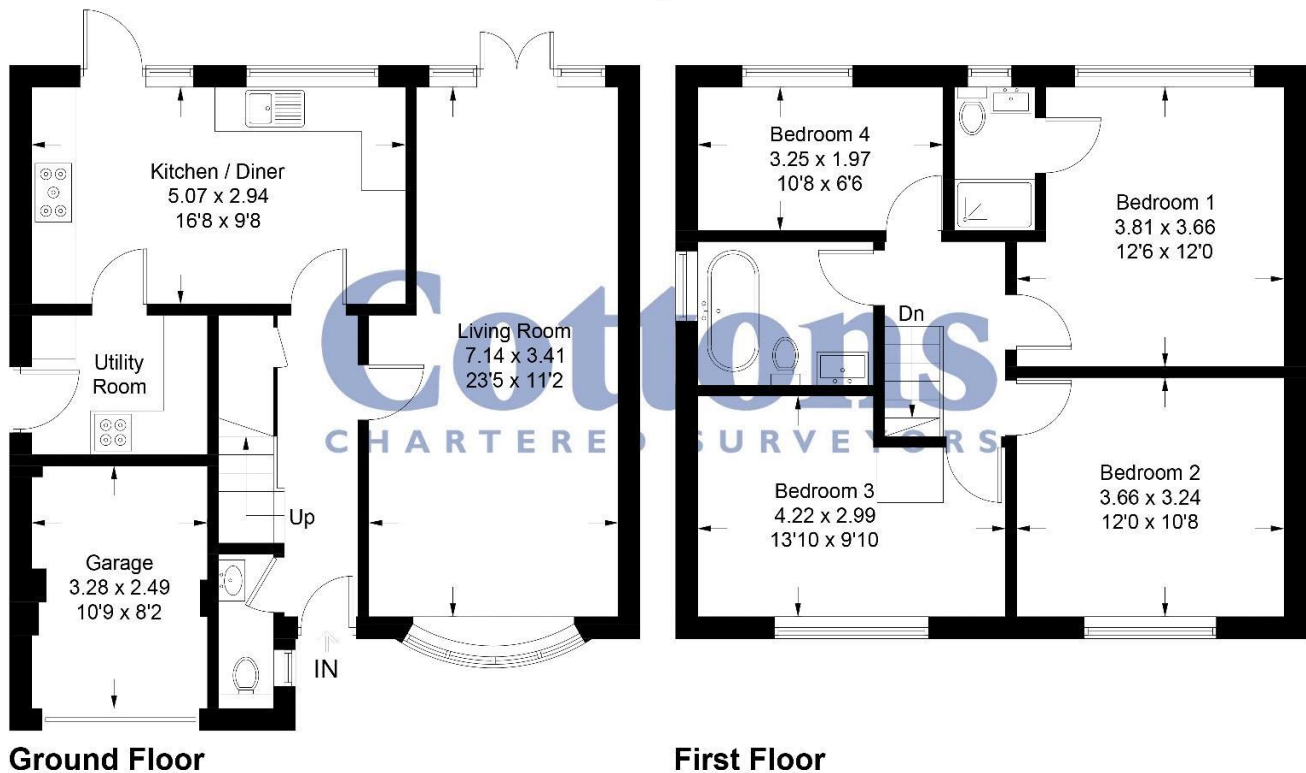


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1319518)

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This plan is for illustration purposes only and may not be to scale or representative of the property.

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