



Connells

The Peacocks
WARWICK

The Peacocks WARWICK CV34 6BS

for sale offers in the region of
£550,000



Property Description

Situated within the sought after and quiet cul-de-sac, this well presented four-bedroom home offers an ideal opportunity for anyone looking for a spacious family home. This lovely home comes with a driveway as well as a single garage.

The light and airy lounge is situated to the front of the home and leads to the dining room and conservatory to rear, perfect for relaxing and enjoying cosy evenings. To the rear is the kitchen with ample storage space and a utility well positioned just off.

To the first floor, the property offers four bedrooms with the primary bedroom benefiting from a private en-suite shower room. There is also a white-suite family bathroom on the same floor.

The delightful rear garden comes with a patio and a lawned area - ideal for hosting and enjoying your outdoor space.

The Location

The Peacocks is ideally located within a short distance to the historic Warwick town centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events.

The location is perfect for travel links as it is a 9 minute drive to Warwick train station and few minute drive to the M40 and A46.

Approach

Well presented frontage with a block paved driveway for two cars, with laid to lawn and borders.

Entrance Porch

Entrance Hall

Storage under stairs.

Cloakroom

Fitted with a low level w/c, hand wash basin with vanity unit.

Dining Room

13' 1" x 8' 11" (3.99m x 2.72m)

Patio doors to rear and radiator.

Study

12' 10" x 8' 10" (3.91m x 2.69m)

Window to front with cabinets to the rear.

Kitchen

8' 11" x 15' 6" (2.72m x 4.72m)

Fitted with a range of base and wall mounted units with ample storage space and a complimentary work surface over. Sink with mixer tap and drainer, with two windows to the rear overlooking the well maintained gardens. Built in appliances include a fridge freezer, double electric oven and gas hob. Space and plumbing for a dishwasher.

Utility Room

8' 4" x 7' 6" (2.54m x 2.29m)

Continuation of base and wall mounted units with space and plumbing for washing machine. The boiler is also housed in a cupboard in this room.

Conservatory

9' 5" x 9' 8" (2.87m x 2.95m)

Fantastic views over the garden and doors to the rear.

Master Bedroom

12' 6" x 14' 2" (3.81m x 4.32m)

Window to front, carpeted and two double fitted wardrobes.

Ensuite

Fitted with a white suite comprising of a shower cubicle with chrome attachments, a white heated towel rail, low level w/c with concealed cistern and hand wash basin.

Bedroom Two

11' 3" x 12' 1" (3.43m x 3.68m)

Window to front, carpet and a walk in cupboard with shelving and a rail.

Bedroom Three

9' 1" x 10' (2.77m x 3.05m)

Window to rear and carpet

Bedroom Four

6' 11" x 8' (2.11m x 2.44m)

Window to rear, cupboard with rails and carpet.

Bathroom

Fitted with a suite comprising of a bath with electric shower over, hand wash vanity unit with mixer tap and storage underneath - with a concealed cistern low level w/c. Obscure glazed window to the rear.

Rear Garden

Mainly laid to lawn, paved patio, shed, rear access and gated.

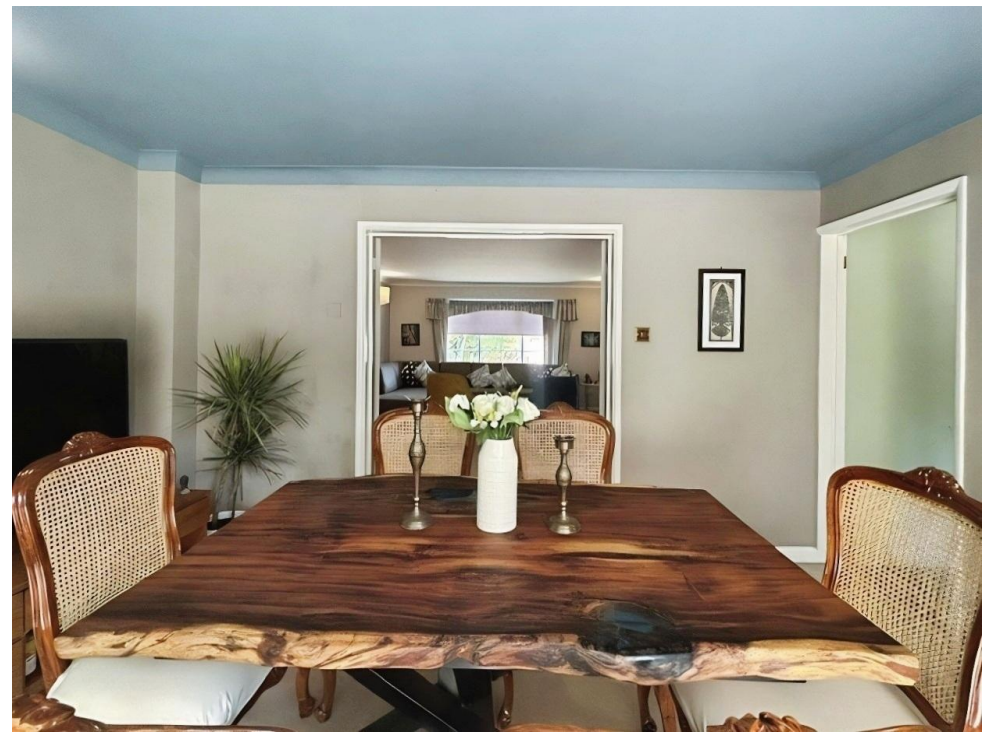
Garage

Up and over door.

Buyers Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

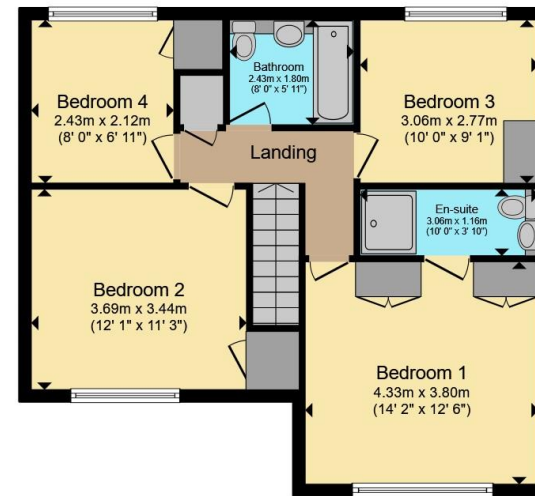








Ground Floor



First Floor

Total floor area 156.3 m² (1,682 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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14 High Street
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EPC Rating: C Council Tax
Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/WAR107737



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