



**Connells**

Hopkins Road  
Warwick



Hopkins Road  
Warwick CV34 7AW

for sale offers over  
**£350,000**



## Property Description

A beautifully presented three bedroom semi detached home set within a highly sought after modern development, conveniently located close to local shops, schools and amenities and still benefitting from the remaining NHBC warranty.

The property features a welcoming entrance hall, cloakroom, spacious lounge and a contemporary kitchen diner with ample space for family dining and entertaining.

Upstairs there are three well proportioned bedrooms, including a master with fitted storage and an ensuite shower room, along with a modern family bathroom.

Externally the home offers a driveway providing tandem parking for two vehicles, a detached garage and a private, well maintained rear garden - ideal for relaxing or outdoor dining.

An excellent opportunity to acquire a modern home in a desirable location.

## Entrance Hallway

Welcoming entrance hallway with laminate flooring, a radiator and doors to the downstairs cloakroom and the lounge.

## Downstairs Cloakroom

Fitted with a wash hand basin, low level W/C, partly tiled walls, laminate flooring and a radiator.

## Lounge

13' 1" max x 11' 2" max ( 3.99m max x 3.40m max )

Spacious, light and airy lounge with stairs rising to the first floor and consisting of laminate flooring and a double glazed window to front elevation.

## Kitchen Diner

11' 4" max x 15' 7" max ( 3.45m max x 4.75m max )

Modern kitchen fitted with wall and base units with complementary work surfaces over and upstand, incorporating a stainless steel sink and drainer unit. Integrated appliances include; an electric oven, gas hob and cooker hood over, a fridge freezer, dish washer and washing machine. Comprising a radiator, ceiling spotlights and double glazed French doors leading to the rear garden.

## First Floor

### Landing

The stairs lead from the lounge. There is loft access and doors to all bedrooms and the main family bathroom.

### Bedroom One

11' 5" max x 8' 2" min ( 3.48m max x 2.49m min )

The master bedroom benefits from two built in storage cupboards, one over the stairbulk head, a double glazed window to rear, a radiator and a door to the en-suite.

### En-Suite

Three piece suite fitted with a wash hand basin, double shower unit, low level W/C, partly tiled walls, laminate flooring, ceiling spotlights.

### Bedroom Two

10' 1" max x 8' 7" max ( 3.07m max x 2.62m max )

Double bedroom with a double glazed window to front elevation and a radiator.

### Bedroom Three

6' 9" x 6' 8" ( 2.06m x 2.03m )

Good sized third bedroom, with a double glazed window to front elevation and a radiator.

### Bathroom

Fitted with a three piece suite comprising a wash hand basin, bath, low level W/C, an extractor fan, partly tiled walls, a radiator, laminate floor and ceiling spotlights.

## Outside

### Rear Garden

Well maintained landscaped garden with an extended patio area. Being mainly laid to lawn with a door to the garage.

### Parking

Driveway providing off road parking for two cars in tandem.

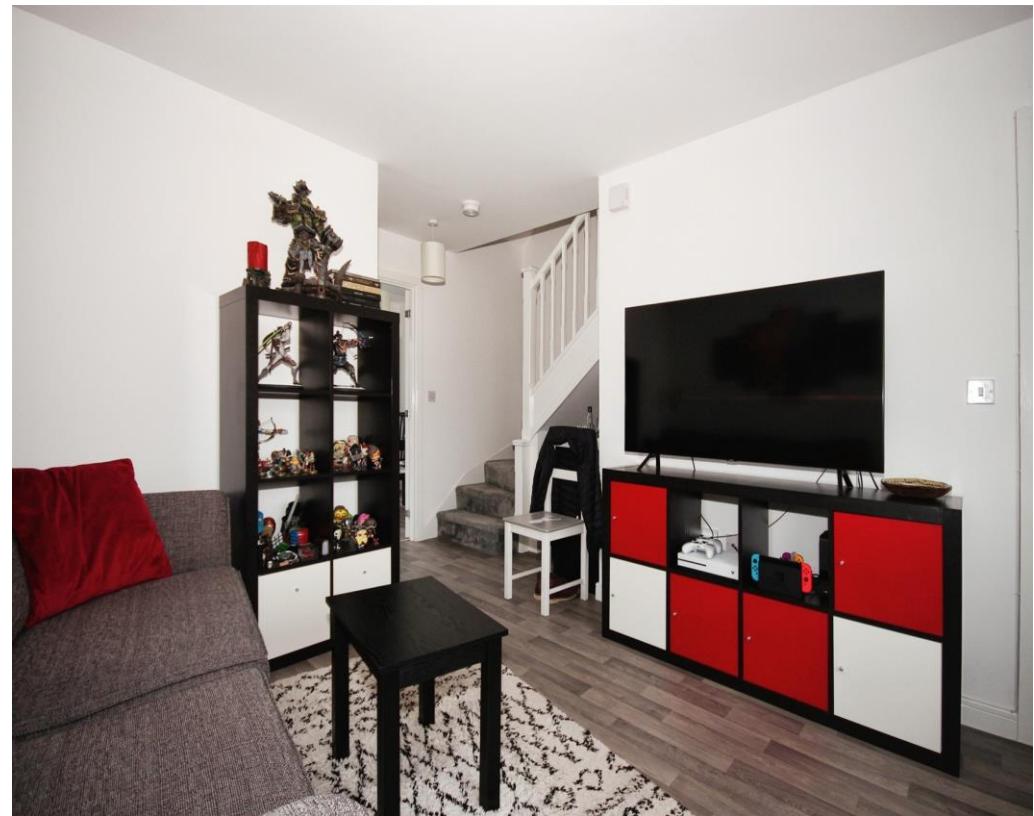
### Garage

20' 5" max x 10' 8" max ( 6.22m max x 3.25m max )

Having an up and over door, door from the garden and over head storage space.

### Agent's Note

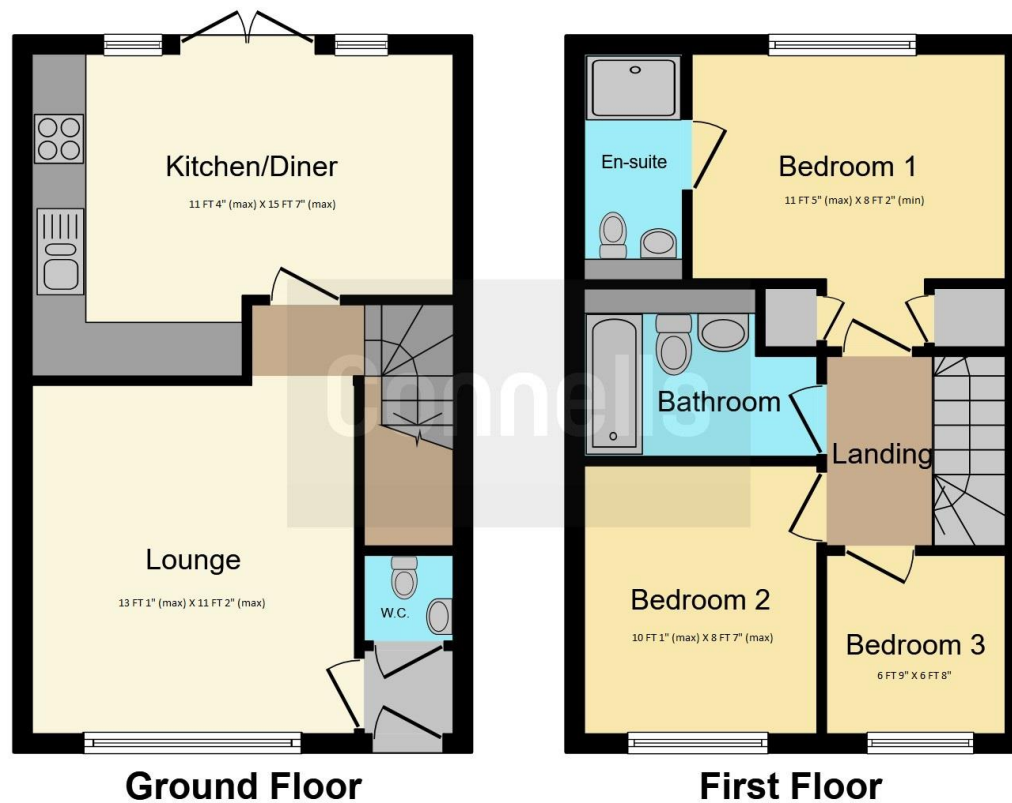
We are advised by our vendor that currently there are no services charges payable. However, there will be a yearly service charge yet to be confirmed.











This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: B Council Tax  
 Band: D

Tenure: Freehold

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