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10, Seymour Grove, Warwick

Guide Price £625,000

This spacious, four-bedroom detached family home is situated in a pleasant cul-de-sac within this popular and highly regarded residential area, conveniently located for access to local amenities and close to excellent schools. The accommodation briefly comprises: entrance hall, cloakroom, study, living room, open-plan dining kitchen, utility room, conservatory, master bedroom with en-suite, main bathroom, ample driveway, double garage and a good-sized rear garden. Energy rating C.

Location

The property is ideally located for a variety of state and private schools to suit all requirements, including Warwick Preparatory and Boys School and The King's High School, all of which are within walking distance. Commuting is easy with regular trains from Warwick Station, Warwick Parkway, and Leamington Spa to London Marylebone. The motorway network is easily accessible, with junction 15 of the M40 giving access to Birmingham and the north, and London and the south.

Approach

Through the entrance door into the:

Entrance Hall

Wood-effect floor, coir mat, radiator, wall-mounted thermostat, stairs to the first floor, understairs storage cupboard with shelving. Doors to:

Cloakroom

Modern white suite comprising WC with a concealed cistern, wall-hung wash basin with storage below. Chrome heated towel rail, tiled floor and wall tiling to half height, downlighters, built-in double door storage cupboard and a double-glazed window.

Study

10'5" x 8'1" wideing to 12'6" (3.18m x 2.47m wideing to 3.82m)
Wood effect floor, radiator and a leaded light double glazed window to front aspect

Living Room

17'10" x 11'11" (5.44m x 3.64m)
Wood-effect floor, Adam-style fireplace with marble inlay and

hearth. Ceiling light point with ceiling rose, radiator and two leaded light double glazed windows to the front aspect. Leaded light glazed door with matching side screens leads through to the:

Open Plan Dining Kitchen

22'2" x 10'6" (6.77m x 3.22m)

Range of high-gloss white fronted base and eye-level units incorporating contrasting work surfaces with an inset one-and-a-half bowl sink unit, mixer tap and complementary tiled splashbacks. SMEG range-style cooker with six-burner gas hob and extractor canopy over. Space for an American-style fridge/freezer, wood-effect flooring, recessed ceiling downlighters to the kitchen area, decorative ceiling rose with central light point to the dining area, radiator, and a double-glazed window overlooking the rear garden. Opening through to the utility room, with double-opening double-glazed doors providing direct access to the conservatory.

Utility Room

7'2" x 5'10" (2.19m x 1.78m)

Base and eye-level units, worktop with inset sink unit and mixer tap, radiator, storage cupboard, space for plumbing for washing machine and dishwasher. Worcester gas-fired boiler, double-glazed casement door to the rear aspect and garden.

Conservatory

12'4" x 10'1" max (3.78m x 3.08m max)

Tiled effect floor. UPVC double-glazed windows, double-glazed glass roof with a ceiling-mounted fan and roof ventilation and double-opening, double-glazed doors provide access to the rear garden.

First Floor Landing

Built-in airing cupboard housing the hot water cylinder, together with a further useful storage cupboard. Access to the loft space via a retractable ladder; the loft is partially boarded and fitted with lighting, providing excellent additional storage. Double-glazed window to the side aspect and doors leading off to:

Bedroom One
12'3" x 10'8" (3.74m x 3.26m)
Wood-effect flooring, radiator, leaded-light double-glazed window to the front aspect, and a comprehensive range of full-height fitted wardrobes with sliding doors spanning one wall, discreetly concealing the en-suite shower room door.

En-suite Shower
white suite comprising WC, vanity unit with countertop, circular wash basin with chrome mixer tap and drawers below. Wide tiled shower enclosure with shower screen into rainfall shower, head and separate shower attachment, glazed sliding doors, chrome heated towel rail, downlighters and a double glazed window.

Bedroom Two
9'6" x 12'2" (2.90m x 3.72m)
Wood-effect floor, radiator, built-in full-height mirror-fronted sliding door wardrobes, leaded-light double-glazed window to front aspect.

Bedroom Three
10'7" x 10'0" (3.24m x 3.07m)
Wood effect floor, radiator and a double-glazed window to the rear aspect

Bedroom Four
10'0" x 7'4" (3.07m x 2.24m)
Radiator and a double-glazed window to the rear aspect.

Main Bathroom
White suite comprising bath with Mira shower and glazed shower screen, WC, pedestal wash hand basin, tiled splashbacks, chrome heated towel rail, downlighters, extractor fan and double-glazed windows to rear aspect

Frontage
The property enjoys an enviable position within a small and exclusive cul-de-sac, set well back from the road, behind a generous block-paved driveway that provides ample off-road parking and access to a detached double garage. There are neatly maintained hedges and established plantings that create an attractive approach.

Double Garage
16'7" x 15'1" (5.06m x 4.60m)
Having an up-and-over remote door, power and light and a part-glazed casement door to the side aspect

Rear Garden
Enjoying a sunny aspect, the enclosed rear garden is principally laid to lawn with mature hedging, established shrubs and well-stocked borders providing an attractive backdrop and a good degree of privacy. A paved patio adjoins the conservatory, with a further seating area positioned at the far end of the garden to take advantage of the sunshine, making it an ideal space for relaxing and entertaining alike. The gardens are enclosed on all sides, with an outside tap and gated pedestrian access on one side.

Services
Services: All mains services are understood to be connected to the property.

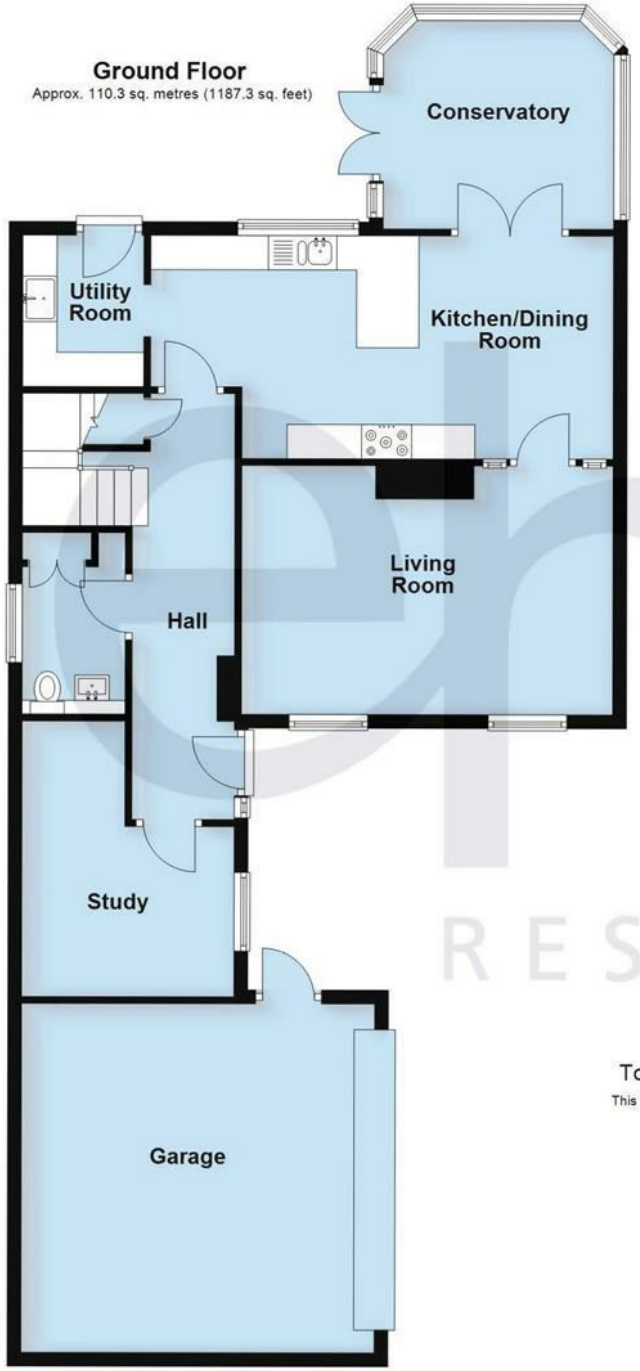
Agents' Note: We have not tested the heating system, domestic hot water system, kitchen appliances or any other services, and whilst they are believed to be in satisfactory working order, we are unable to give any warranty or representation in this regard. Prospective purchasers are advised to make their own enquiries and satisfy themselves as to the condition and suitability of all services and appliances.

Tenure
The property is understood to be freehold, although we have not inspected the relevant documentation to confirm this.

Council Tax
The property is in Council Tax Band "F" - Warwick District Council

Postcode
CV34 6LS

Ground Floor
Approx. 110.3 sq. metres (1187.3 sq. feet)



First Floor
Approx. 60.4 sq. metres (650.6 sq. feet)

Total area: approx. 170.8 sq. metres (1838.0 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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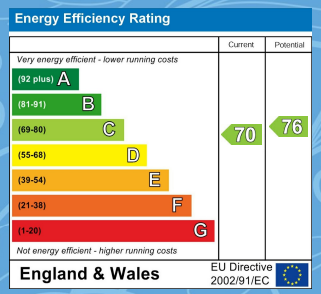

Also at: Leamington Spa, Somerset House, Clarendon Place, Royal Leamington Spa CV32 5QN

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