



Four Acres, Warwick, CV34

Offers Over
£375,000



Property Type: Semi Detached House

Bedrooms: 3

Bathrooms: 2

Receptions: 1

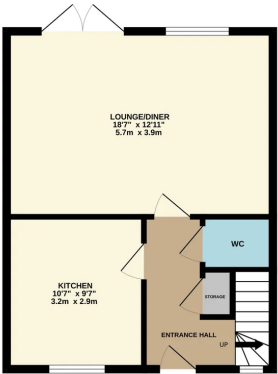
This modern and spacious three-bedroom semi-detached family home is immaculately presented and nestled within a sought-after development just off Europa Way, Warwick. Built circa 2021, it remains in fantastic condition and benefits from the remainder of its NHBC warranty. Ideally situated, the property offers easy access to local amenities, including The Shires Retail Park, excellent transport links, and the highly regarded Myton and Warwick Schools. The accommodation comprises a welcoming entrance hall, a contemporary fitted kitchen, and a bright and airy lounge-diner with direct access to the south-facing rear garden. Upstairs, there are three well-proportioned bedrooms, including an en-suite to the principle bedroom, along with a well appointed family bathroom. Externally, the property boasts a good sized south-facing garden and a driveway providing off-road parking for two cars.

- Three Bedrooms
- Semi Detached
- Bedroom One Ensuite
- Generous South Facing Garden
- Immaculately Presented
- Popular Location
- Lounge Diner
- Guest WC
- Driveway
- Quote Reference Code: GG0894

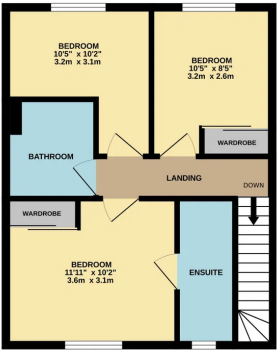




GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA: 872 sq.ft. (81.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The layout, fixtures and fittings shown here are for illustrative purposes only and do not constitute a guarantee. All other quantities of efficiency can be given.
Made with Metagor 1000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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