



SHELDON  
BOSLEY  
KNIGHT  
FOR SALE

## Jeffs Close, Upper Tysoe

Guide Price **£585,000**

**SHELDON  
BOSLEY  
KNIGHT** LAND AND  
PROPERTY  
PROFESSIONALS

## Jeffs Close

Upper Tysoe, Warwick

This four-bedroom detached family home features a double garage, a driveway, and a charming walled rear garden. It is located in the popular village of Tysoe, within walking distance of the village shop and café, pub, doctors' surgery, primary school, church, and various community groups.

Upon entering the property, you are welcomed by a spacious entrance hall that leads to a generous kitchen equipped with a Belfast sink, numerous fitted units, and fitted appliances including an electric Aga, a small electric oven and hob, and a dishwasher. There is also a useful utility room with an additional Belfast sink, space for a washing machine and dryer, and a door leading to the garden.

Across from the kitchen is a well-proportioned dining room, a WC and a large sitting room that boasts a large window overlooking the garden, allowing plenty of natural light to fill the space. A door from the sitting room leads to a conservatory, which also provides access to the rear garden.

On the upper floor, the principal bedroom includes built-in wardrobes and an en-suite shower room. There are three additional bedrooms and a family bathroom.





The rear garden is beautifully maintained, featuring partial walls, mature borders, a lawn, and a patio area. There is side access where a shed is neatly placed and to the other side a small summer house. At the front of the property, there is a detached double garage with an electric up-and-over door, as well as a driveway that accommodates at least two to three cars.

This property is offered for sale with no onward chain.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



#### DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

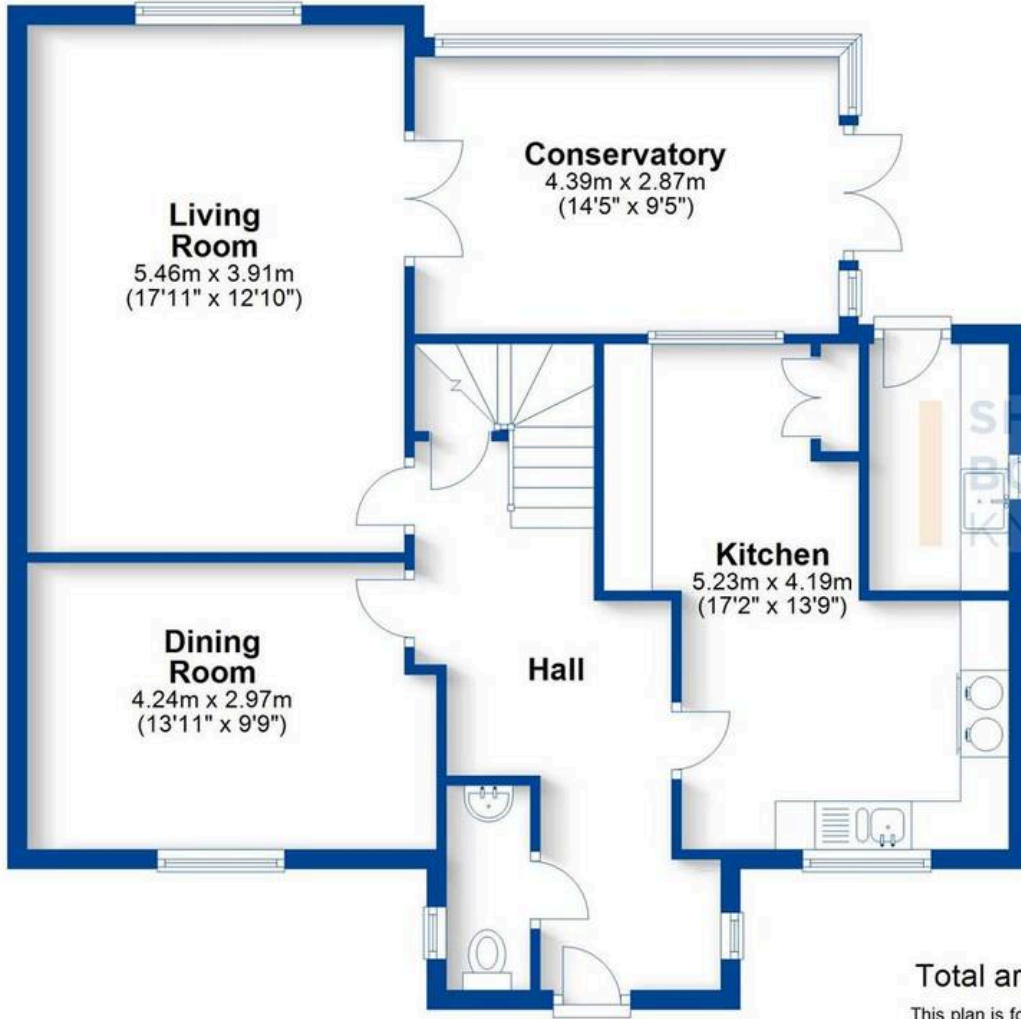
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## Ground Floor

Approx. 83.5 sq. metres (899.2 sq. feet)



## First Floor

Approx. 66.1 sq. metres (711.1 sq. feet)



Total area: approx. 149.6 sq. metres (1610.3 sq. feet)

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