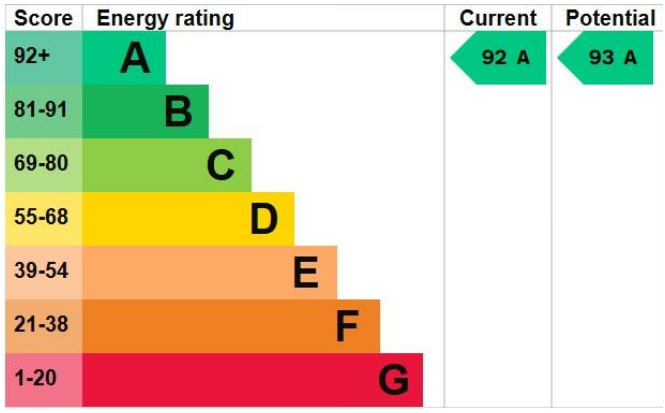
Hollybush Close, Warwick

2 Bedroom, 2 Bathroom, Mid Terraced House

£330,000

MARTIN&CO

- **High-specification Redrow home**
- **Open-plan kitchen/living area**
- **Private rear garden with patio**
- **Solar panels for energy efficiency**
- **Air conditioning to bedroom two**
- **Innovative understairs utility/storage**
- **EPC Rating A/Council Tax Band C**



A beautifully presented, high-specification Redrow home offering stylish, energy-efficient living, ideally situated just off Europa Way with excellent access to Warwick, Leamington Spa and key commuter links.

This superb two-bedroom property is immaculately maintained and thoughtfully designed, providing approximately 652 sq ft (60.6 sq m) of modern living space, perfect for first-time buyers, professionals or downsizers.

The ground floor features a welcoming entrance hallway with a convenient WC, leading into a bright and spacious open-plan kitchen/living area extending over 25ft. This impressive space is flooded with natural light and offers a contemporary fitted kitchen with integrated appliances, alongside a comfortable lounge and dining area-ideal for both relaxing and entertaining. Cleverly designed understairs storage has been innovatively adapted to house a washing machine, tumble dryer and additional shoe storage, maximising practicality without compromising space. French doors open onto the rear garden, creating a seamless indoor-outdoor flow.

Upstairs, the property comprises two well-proportioned bedrooms. The principal bedroom benefits from built-in storage and a stylish en-suite shower room, while the second bedroom is enhanced by air conditioning, providing year-round comfort. A modern family bathroom completes the first floor.

Externally, the home enjoys a private rear garden, featuring a generous patio seating area and low-maintenance lawn-perfect for outdoor dining and entertaining. To the front, there is allocated parking within a well-maintained residential setting.

Entrance Hallway
5'5" x 4'5" (1.66m x 1.35m)

WC / Cloakroom
3'6" x 5'2" (1.09m x 1.58m)

Kitchen / Living Area
9'6" x 25'11" (2.90m x 7.92m)

Landing
4'0" x 5'6" (1.22m x 1.69m)

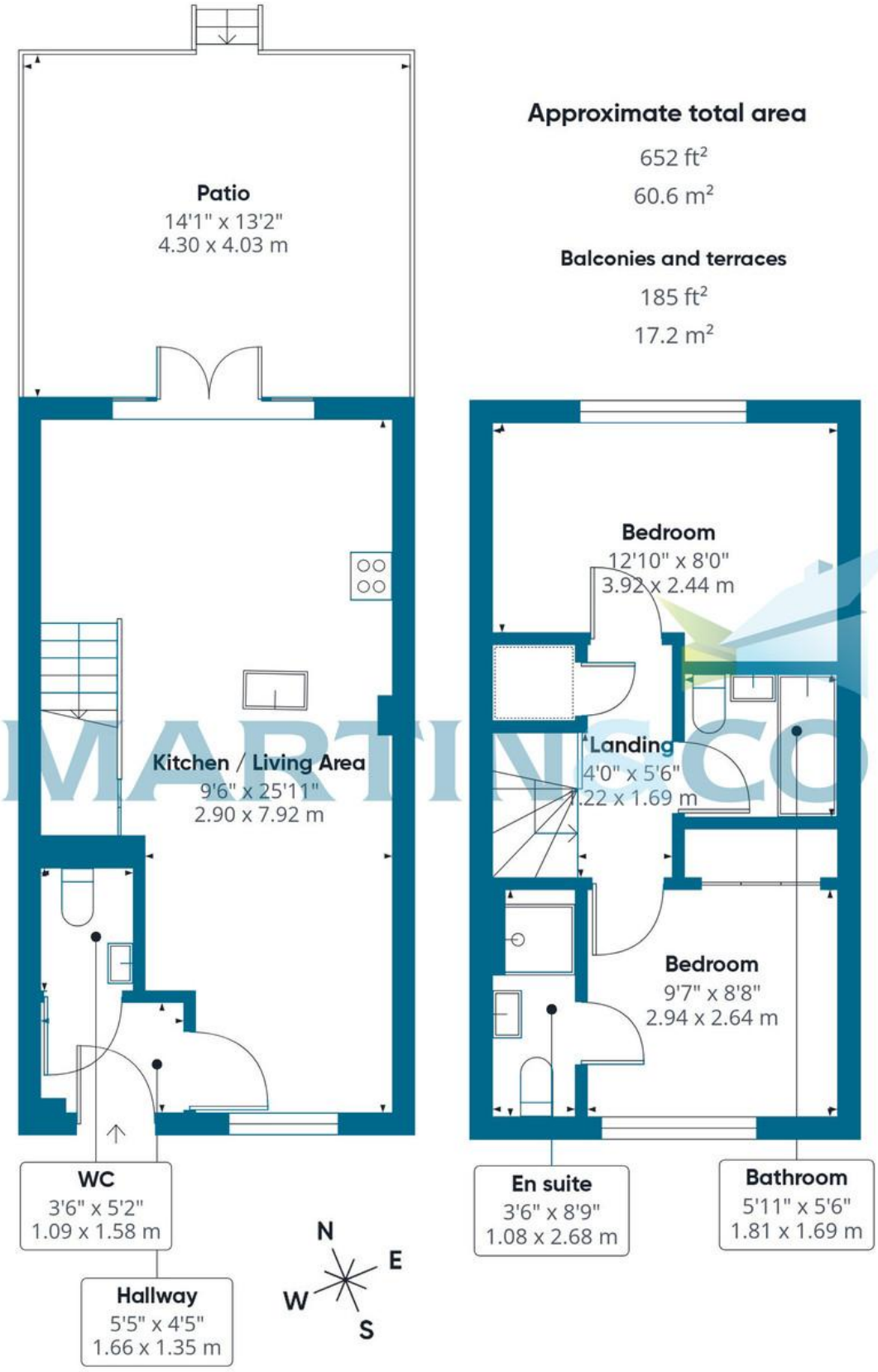
Bedroom One
12'10" x 8'0" (3.92m x 2.44m)

En-Suite
3'6" x 8'9" (1.08m x 2.68m)

Bedroom Two
9'7" x 8'8" (2.94m x 2.64m)

Bathroom
5'11" x 5'6" (1.81m x 1.69m)

Rear Garden & Patio
Patio: 14'1" x 13'2" (4.30m x 4.03m)



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