Dale Close, Warwick

Price guide £375,000

HAWKESFORD

- Semi Detached Home
- Improved by Current Owners - New Roof, New Windows, New Flooring, New Decoration
- Living Room with Bay Window
- Open Plan Kitchen Diner
- Conservatory with Gas Central Heating and TV Point
- Downstairs WC/Utility Room
- Main Bedroom with Fitted Wardrobe and Two Further Bedrooms
- Four Piece Family Bathroom
- Enclosed Rear Garden and Driveway Parking to the Front
- EPC -

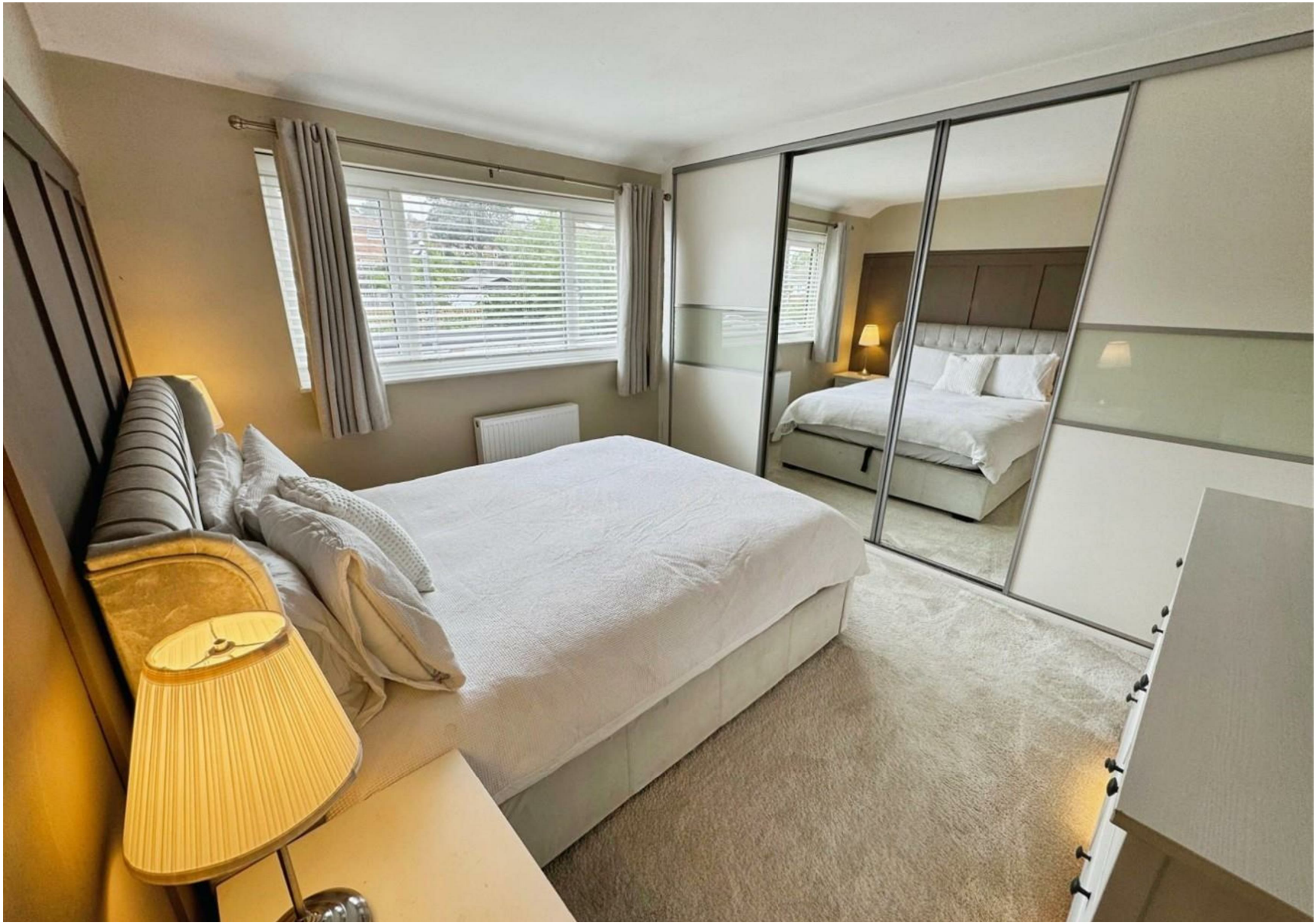
Welcome to this charming semi-detached house located on Dale Close in the picturesque town of Warwick. This delightful property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The house features a spacious reception room that flows seamlessly into an open-plan kitchen diner, perfect for entertaining guests or enjoying family meals.

Recently refurbished, the property benefits from a new roof, fresh decoration, modern windows, and stylish flooring throughout, ensuring a contemporary and inviting atmosphere. Additionally, the convenience of a downstairs WC/utility room adds to the practicality of this lovely home. All the radiators throughout the home have been upgraded to K2 radiators.

Step outside to discover an enclosed rear garden, providing a private outdoor space for relaxation or play. The property also offers driveway parking, a valuable feature in this sought-after area.

Situated conveniently between the vibrant town centres of Warwick and Leamington Spa, this home is ideally located for easy access to local amenities. Families will appreciate the proximity to All Saints School, while those commuting will find the nearby train station and hospital particularly advantageous.

This property presents a wonderful opportunity to enjoy comfortable living in a desirable location. Do not miss the chance to make this house your new home.



Entrance
Entrance to the property is via a composite front door which opens in to the entrance hall, benefitting from recently fitted, wood effect flooring, neutral decor to walls and ceiling, double glazed panel to front elevation, light point to ceiling and LED spotlights to ceiling. Carpeted stairs lead up to the first floor landing, an open doorway leads in to the living room, white painted door leads in to the kitchen and a further white painted door leads in to the downstairs WC/Utility.

WC and Utility Room
Continuation of flooring and neutral decor, obscure glazed, double glazed window to side elevation, light point to ceiling, fitted with a vanity unit with a white basin, chrome hot and cold mixer tap with cupboard below, white low level WC with chrome push flush, space and plumbing for washing machine, space for tumble dryer with work surface over.

Living Room
3.73m x 3.61m to 4.39m in to bay window (12'3" x 11'10" to 14'5" in to bay window)
Continuation of the flooring and neutral decor, double glazed, square bay window to front elevation with shutters fitted, light point and spot lights to ceiling, gas central heating radiator, double cupboards to both alcoves with floating shelves over.

Kitchen Diner
6.738m x 2.866m (22'1" x 9'4")
Accessible from the entrance hall and the living room with a continuation of the flooring and decor, double glazed, French doors to rear elevation giving access in to the conservatory and double glazed window to rear elevation overlooking the garden. Light points to wall and spotlights to ceiling, gas central heating radiator.
The kitchen is fitted with a range of base and wall units with a cream frontage, a melamine work surface over and a tiled back splash. Fitted appliances of a double electric oven, a five ring gas hob with integrated extractor over. Space and plumbing for dishwasher and space for an American fridge freezer. One and a half bowl, white ceramic sink with matching drainer and a chrome, swan neck, mixer tap.

Conservatory
3.445m x 2.786m (11'3" x 9'1")
Wood effect flooring and neutral decor, double glazed panels and opening windows, polypropylene roof, gas central heating radiator and there is a light point to the roof as well as a Velux style opening window. Double glazed, French doors to rear elevation giving access out in to the garden

From the entrance hall, recently carpeted stairs lead up to the first floor landing where the carpet and neutral decor continues, double glazed window to side elevation, spotlights to ceiling and loft hatch to ceiling (the loft is boarded with ladder fitted). White painted doors lead in to all rooms.

Bedroom One
3.029m x 3.642m (9'11" x 11'11")
Continuation of the carpet and neutral decor with decorative panelling to wall, double glazed window to front elevation with gas central heating radiator below, light point to ceiling and a large, double, fitted wardrobe.

Bedroom Two
2.910m x 4.026m (9'6" x 13'2")
Continuation of the carpet and neutral decor, double glazed window to rear elevation, with gas central heating radiator below and light point to ceiling.

Bedroom Three
2.648m x 1.998m increasing to 3.031m (8'8" x 6'6" increasing to 9'11")
Continuation of the carpet and neutral decor with decorative panelling to wall, double glazed window to front elevation with gas central heating radiator, light point to ceiling, deep shelf over bulk head position.

Family Bathroom
Having wood effect flooring, walls being tiled to half height around the bath, increasing to high level in the walk in shower. Obscure glazed, double glazed window to rear elevation, spotlights to ceiling and there is a chrome heated towel rail. Fitted with a pedestal wash hand basin with chrome hot and cold mixer tap, large walk in shower with chrome shower controls and attachments, white low level WC and a large bath having a chrome hot and cold mixer tap with shower attachment set in a central position. The Worcester combi boiler is housed in the bathroom and is on the Hive control system.

Outside Front
A good sized driveway.

Outside Rear
As you enter the rear garden from the conservatory there is a paved patio with a slightly raised wooden deck, the paving continues down the side of the property to a full height gate which gives access out to the front. The remainder of the garden is mainly laid to lawn with a further area of hard standing.

Services
All mains services are believed to be connected.

Tenure
We believe the property to be Freehold. The agent has not checked the legal status to verify the Freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

Council Tax
We understand the property to be Band C.

Viewing
Strictly by appointment through the Agents on 01926 411 480.

Special Note
All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Photographs
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