



Connells

Foxes Way
Warwick



Property Description

A fantastic opportunity to purchase a three bedroom family home within close proximity to Warwick town centre. This charming property offers everything you need for a spacious family home.

There is a driveway to the side for multiple vehicles with access to the garage as well as lovely front and side garden. There is a good size kitchen with a door to the side providing access to the utility space. The lounge is to the front of the home and leads through to a dining space overlooking the rear garden. On the first floor are two double bedrooms and a single third bedroom and the family bathroom with a separate wc, ideal for larger families.

The garden is private and enclosed, offering you plenty of privacy to enjoy your outdoor space. There is a delightful patio area for table and chairs and a pond with fish, ideal for outdoor relaxation and entertaining. There is plenty of vibrant greenery and stunning outdoor shrubbery, offering a picturesque and peaceful setting.

Foxes Way is a 10 minute walk into the historic Warwick town centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events.

Entrance Hall

Storage cupboards and understairs storage.

Cloakroom

Wash hand basin, WC, fully tiled and window to side.

Lounge

13' 10" x 13' 9" (4.22m x 4.19m)

Double doors to dining area, gas fireplace and window to front.

Dining Room

10' 7" x 10' 4" (3.23m x 3.15m)

French doors to rear, window to side. Through to:

Reception Room

8' 9" x 5' 9" (2.67m x 1.75m)

Has been used as a sitting/open plan office/space overlooking the multiple water features in the rear garden.

Kitchen

13' 2" x 9' 2" (4.01m x 2.79m)

Fitted with a range of wall and base units with work surface over, space for cooker, fridge and dishwasher. Pantry and window to rear.

Utility Room

6' 8" x 5' 1" (2.03m x 1.55m)

Space for washing machine and freezer.
Boiler.

Bedroom One

8' 10" x 6' 7" (2.69m x 2.01m)

Window to front and storage cupboards.

Bedroom Two

12' 8" x 11' (3.86m x 3.35m)

Window to front, fitted wardrobe and sink.

Bedroom Three

12' 3" x 12' 2" (3.73m x 3.71m)

Window to rear, fitted wardrobes and cupboards. Sink.

Bathroom

Bath, wash hand basin, WC, shower over bath, airing cupboard, fully tiled, window to rear.

Wc

Separate WC and window to side.

Loft Space

Boarded with power and light.

Front Garden

Path to front.

Lawned area to front with mature plants and shrubs.

Side Garden

Side garden is gravelled with raised and other beds holding mature shrubs and plants.

Rear Garden

Paved garden with mature bedding areas with a pond that has fish and frogs.

A lovely private space for dining outside in the summer. Low maintenance in the winter months.

Garage

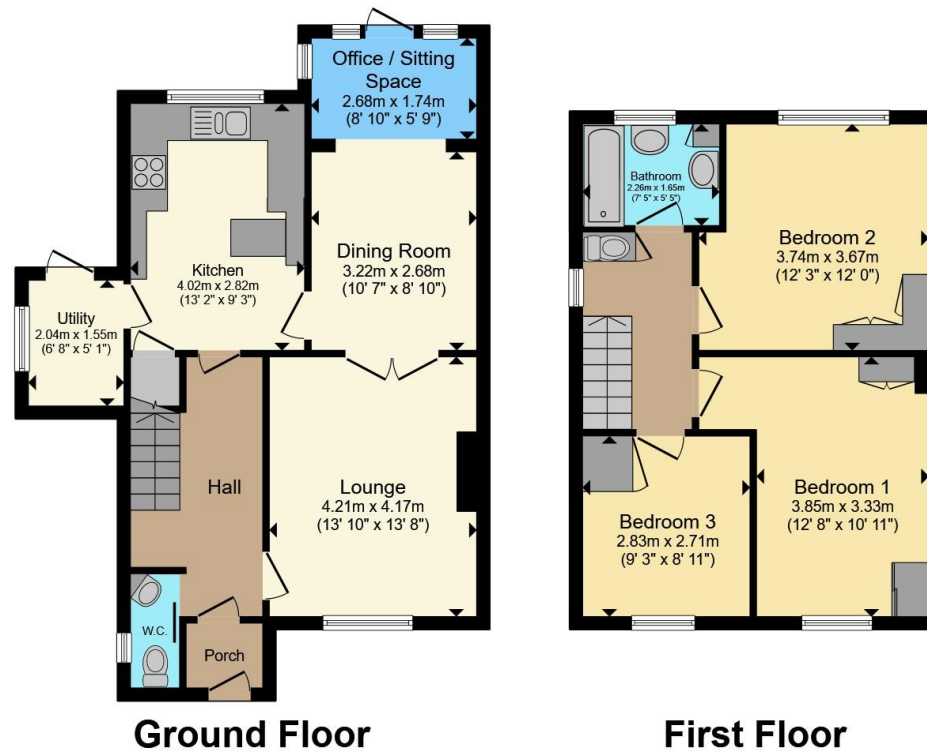
16' 8" x 8' 6" (5.08m x 2.59m)

Brick built, window and up and over door.









Total floor area 99.9 m² (1,075 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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14 High Street
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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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