

## п Priors Grove Close

A beautifully presented and well appointed modern three bedroom semi-detached house, situated in a pleasant cul-de-sac setting in the heart of this popular development. The accommodation is arranged as follows: Entrance hall, cloakroom, living room, breakfast kitchen, three bedrooms with the master bedroom having an en suite, principal bathroom, gas heating, double glazing, parking and rear garden enjoying a southerly aspect.

This property would be ideal for a first time buyer or someone looking to down size.

### **Features**

Cul-de-sac setting

Spacious Living Room To The Rear

Ground Floor Cloakroom

Breakfast Kitchen

Driveway For Two Cars

Rear Garden

Master Bedroom With En Suite

Popular Residential Location

Ideally Located for Warwick And Surrounding Towns

Well Presented Throughout







## LOCATION

Chase Meadow is conveniently located close to Warwick town centre and has a good selection of local amenities which includes a doctors surgery, pharmacy, community centre, children's nursery, Tesco Express, deli / coffee shop, two take-aways and a public house / eatery. Commuting is easy with ready access to the M40 and convenient train links to London and Birmingham.

#### RECEPTION HALL

Wood effect floor, gas central heating radiator, wall mounted Honeywell thermostat control panel, staircase rising to the first floor.

#### **CLOAKROOM**

2.09m x 0.98m (6'10" x 3'2") Having a white suite comprising WC. pedestal wash hand basin with tiled splashbacks, gas central heating radiator and a double glazed window to the front aspect.

#### **BREAKFAST KITCHEN**

3.27m x 2.64m (10'8" x 8'7") Range of matching gloss fronted base and eye level units. Built-in AEG electric oven and four ring gas hob with stainless steel splashbacks and extractor unit over. Complementary

worktops and upturns with inset single drainer sink unit with mixer tap. Space and plumbing for a washing machine. dishwasher and a fridge / freezer. Also benefiting from a concealed gas fired boiler, radiator and a double glazed window to the front elevation.

#### LOUNGE

4.87m x 4.22m (15'11" x 13'10") A light and airy room which has two radiators, TV aerial point, double glazed window to rear elevation, useful understairs storage cupboard and double glazed French doors which lead out to the rear garden.

#### FIRST FLOOR

Double glazed window to side aspect, access to the loft and having a built-in linen/storage cupboard.

#### **BEDROOM ONE**

3.02m x 2.80m (9'10" x 9'2") Having a gas central heating radiator, built-in mirror fronted sliding door wardrobes, a double glazed window to the rear elevation and having space for bedroom furniture.

#### **EN SUITE**

2.05m x 1.36m (6'8" x 4'5") Complementary tiled shower enclosure with shower system, pedestal wash hand basin, WC and a gas central heating radiator.

#### **BEDROOM TWO**

3.04m x 2.81m (9'11" x 9'2")

Having a gas central heating radiator, double glazed window to front elevation and space for bedroom furniture.

#### **BEDROOM THREE**

2.03m x 2.01m (6'7" x 6'7") Having a gas central heating radiator, ceiling light point and a double glazed window to rear elevation.

#### **FAMILY BATHROOM**

2.10m x 2.00m (6'10" x 6'6") White suite comprising panelled bath, pedestal wash hand basin, WC. complementary tiled splashbacks, gas central heating radiator, extractor fan, and a frosted double glazed window to front elevation.

The vendor has informed us that the loft is part boarded and has a pull down loft ladder.

#### **REAR GARDEN**

A good sized paved patio area, lawned

gardens enclosed by fencing and garden walling. Also having gated side and rear access which leads to the

#### **PARKING**

Allocated parking for two vehicles to the rear.

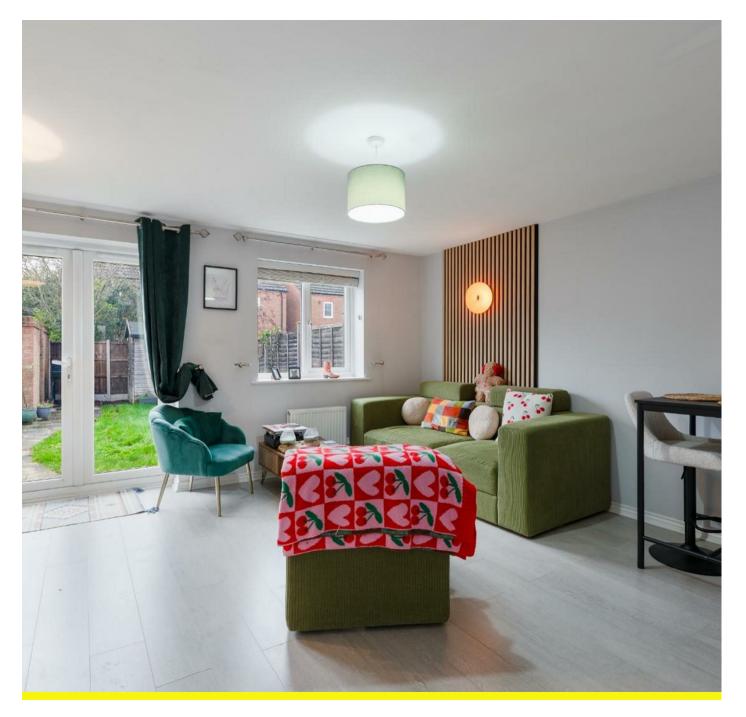
#### **TENURE**

Freehold.

#### **DIRECTIONS**

Postcode for sat-nav - CV34 6LY.





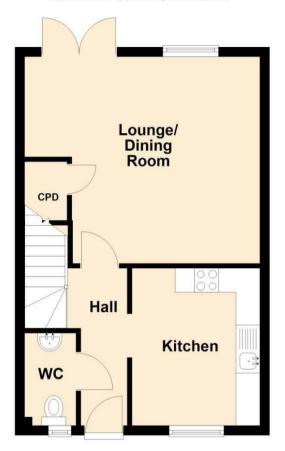






# Floorplan Ground Floor

Approx. 37.6 sq. metres (405.1 sq. feet)



## **First Floor**

Approx. 37.6 sq. metres (405.1 sq. feet)



Total area: approx. 75.3 sq. metres (810.3 sq. feet)

## Contact us

01926 888998

leamington@wiglesworth.com

## Visit us

14 Euston Place, Learnington Spa, Warwickshire, CV32 4LY

wiglesworth.com

## **General Information**

## Tenure

Freehold

# Fixtures & Fittings

## Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Specifically excluded unless mentioned in these sales particulars.

## Council Tax

Band D - Warwick District Council



