



BROOKLIME ROAD, WARWICK, CV34 0AA



Property Description

A beautifully presented three-bedroom semi-detached home, built approximately three years ago and offering modern, low-maintenance living in the popular Asps development in Warwick.

With approximately seven years remaining on the NHBC warranty, a private rear garden, driveway parking and well-planned accommodation extending to around 913 sq ft, this is an excellent opportunity for buyers looking for a modern family home in Warwick. Situated on Brooklime Road, the property sits within a well-established part of this modern residential development.

The living room is a particularly comfortable reception space, with plenty of natural light and ample room for both seating and a home-working area. To the rear of the property is the impressive open-plan kitchen and dining room, fitted with a range of contemporary white wall and base units, integrated appliances and contrasting work surfaces. French doors open directly onto the rear garden, creating a practical connection between the kitchen/dining space and outside. A downstairs cloakroom/WC completes the ground floor.

On the first floor are three bedrooms, including a well-proportioned principal bedroom with its own en-suite shower room. Bedrooms two and three provide useful additional accommodation for children, guests or home working, while the modern family bathroom serves the remaining bedrooms. Outside, the property benefits from a private enclosed rear garden, while to the side/front there is driveway parking for two vehicles. The property offers an appealing combination of presentation, manageable running costs, contemporary accommodation and a convenient location.

The Asps is a popular and growing residential development on the southern side of Warwick, with green spaces, walking and cycling routes and access towards the surrounding countryside.





Key Features

- Modern Semi-Detached Family Home
- Living Room
- Kitchen / Breakfast Room
- Downstair W/C and Utility Area
- Three Bedrooms
- En Suite to Primary Bedroom
- Family Bathroom
- Private Rear Garden
- Off Street Parking for at least Two Cars
- Approx. 7 Years NHBC Warranty Remaining

Local Authority – Warwick

Council Tax – Band D

Tenure – Freehold



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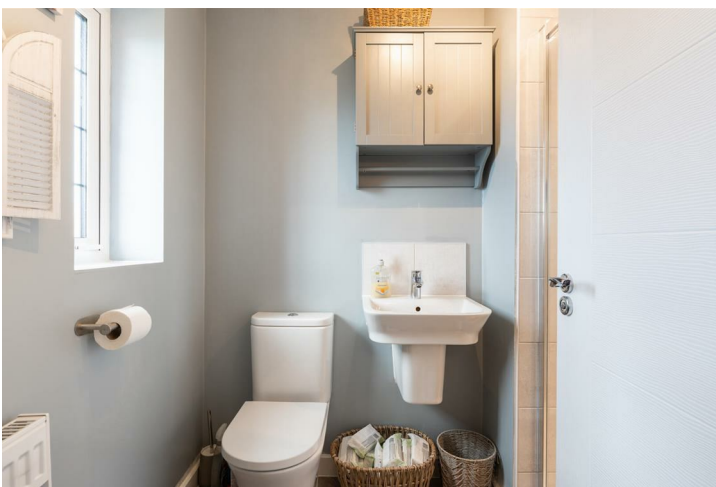
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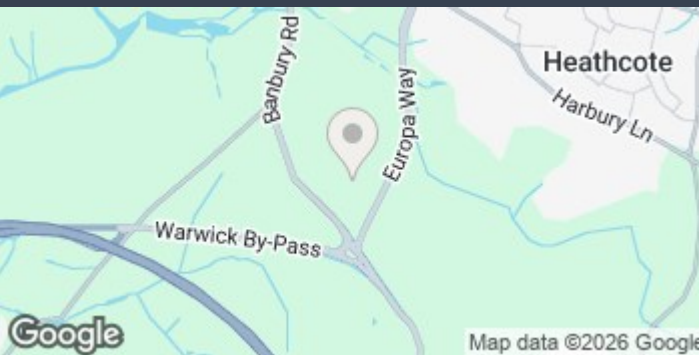
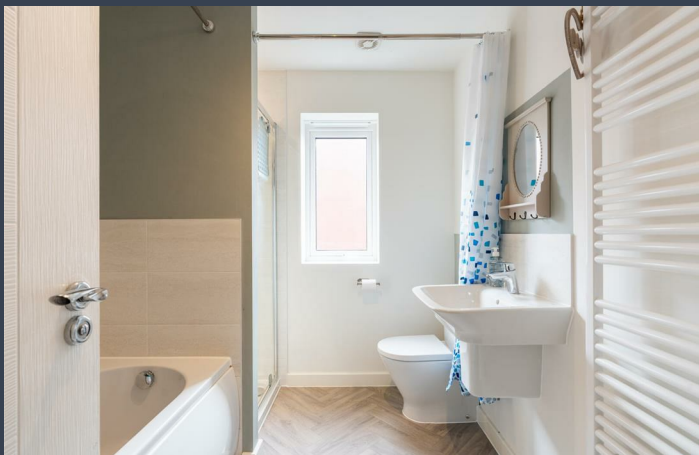


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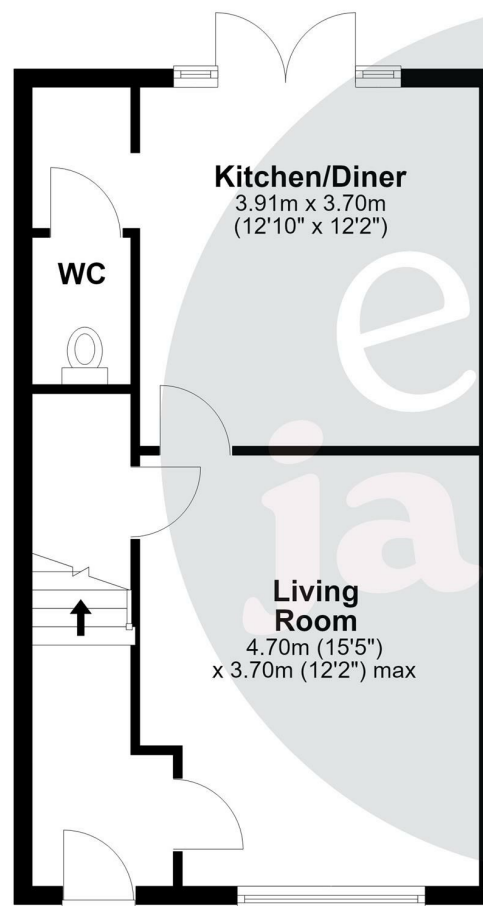
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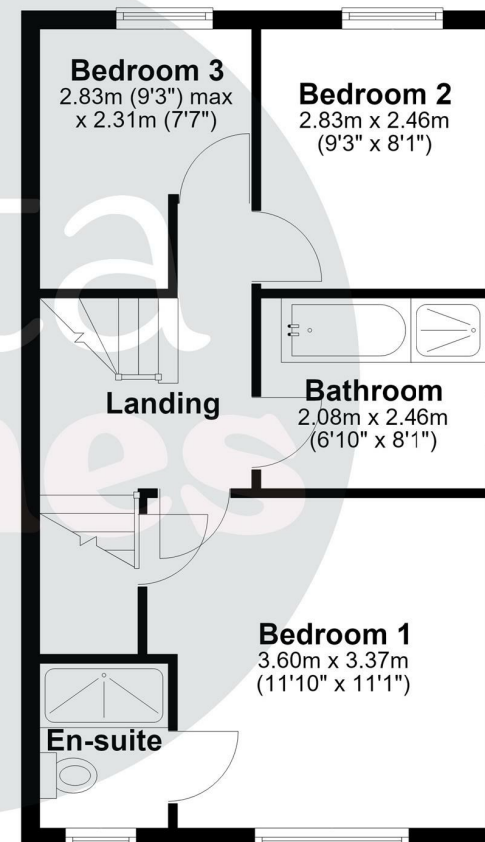
Ground Floor

Approx. 42.4 sq. metres (456.6 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.6 sq. feet)



Total area: approx. 84.8 sq. metres (913.3 sq. feet)



To book a viewing please call 01926 898080 and choose option 1 or email james@ettajames.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only and buyers should seek independent legal advice. All measurements are approximate and are for general guidance purposes only and should not be relied upon by potential buyers. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties. Please contact the office before your appointment if there is a point which is of particular importance to you to check the information prior to traveling.