

Peter Clarke

IN ASSOCIATION WITH

Winkworth



15 Orton Road, Warwick, Warwickshire, CV34 7AG

- Landscaped rear garden
- Warwick Gates location
- Beautiful presentation throughout
- Detached double garage and parking
- Sitting Room, study and further snug
- Five generous bedrooms
- Three bathrooms and downstairs cloakroom
- Detached accommodation



Offers Over £800,000

This detached home offers spacious and practical living throughout. The property includes flexible reception space, a landscaped rear garden with terrace, driveway parking, a detached double garage and a private rear garden.

ACCOMMODATION

A central entrance hallway provides access to all principal rooms, including a spacious study suitable for home working along with versatility of a playroom or snug. The sitting room with a bespoke media wall and fitted shelving.

The heart of the home is the kitchen - diner which is found at the rear of the property. The current owners have reconfigured the space to incorporate an additional snug adjacent to the dining area, while double doors open directly onto a landscaped rear garden terrace, perfect for entertaining. A practical utility room adjoins the kitchen, providing extra storage and workspace.

The first floor is home to the principal bedroom suite, which includes a dressing area and an ensuite bathroom with both shower and bath. Two further double bedrooms, one with a window to the front aspect and the other overlooking the rear garden. Modern family bathroom on this floor too.

On the second floor there are two additional double bedrooms along with a further family bathroom, complete with both bath and shower.

OUTSIDE

The landscaped rear garden is an attractive feature of this accommodation, with a smartly designed terrace providing the ideal setting for al fresco dining and relaxation.

PARKING

To the side of the property is a detached double garage boasting side access, power, and electric shutter doors.

Further driveway parking and EV charging is provided for up to four vehicles.

GENERAL INFORMATION

TENURE: The property is understood to be Freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains gas, electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating to radiators.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

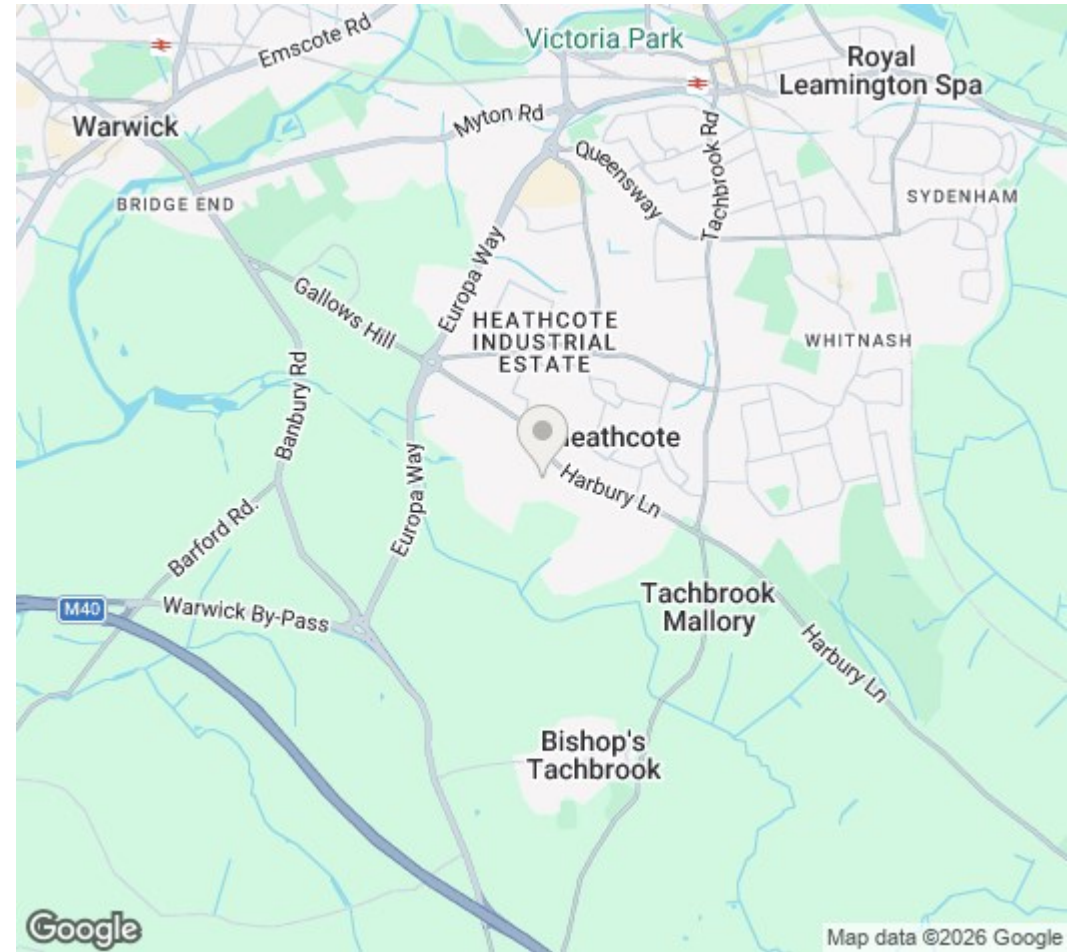
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band G.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: B. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.







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