



Connells

Curlieu Close
Hampton Magna Warwick

Curlieu Close Hampton Magna Warwick CV35 8UA

for sale offers over
£425,000



Property Description

A spacious three bedroom detached bungalow with a good-sized rear garden and driveway. This home presents a fantastic opportunity to purchase a home within close proximity to Warwick, yet walking distance to green spaces nearby. This property further benefits from solar panels and is being sold with no onward chain.

The property in brief comprises, entrance hall with w/c cloakroom, through to a gorgeous kitchen/dining space with a separate utility room, off to the side is a light and airy living room with bifolding doors, three generous bedrooms; one of which with an en suite, a family bathroom and generous sized rear garden.

The Location

Hampton Magna is lovely family village situated on the outskirts of the historic Warwick Town. Within walking distance of the property there are playgrounds, cafe's, Budbrooke Medical Centre and other local amenities. The property is also within walking distance to Budbrooke Primary School and is just a short drive to Aylesford High School, both Ofsted rated good.

For the regular commuter the nearby A46 links directly to the M40 motorway at Warwick, as well as linking to the A45 and Eastern Coventry bypass for the M69 and M6. Warwick parkway is also a short 15 minute walk away.

Curlieu Close is a less than 10 minute drive or a less than 25 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

Window to front, tiled flooring.

Cloakroom

Vanity wash hand basin, WC, tiled flooring and window to side.

Kitchen / Diner

13' 1" x 21' 11" (3.99m x 6.68m)

Fitted with a range of base and wall mounted units with work surface over, breakfast bar, oven with electric hob and glass splashback. Built in appliances include; a fridge freezer, dishwasher and washing machine. Window to side. Ample space for a dining table, with wood style flooring.

Lounge

13' 1" x 13' 1" (3.99m x 3.99m)

Light and airy living room with bifolding doors to rear, two windows to front, and carpeted flooring.

Utility Room

6' 11" x 6' 3" (2.11m x 1.91m)

Skylight, window to front, tiled flooring and boiler.

Hallway

Loft hatch, cupboard.

Bedroom One

18' 3" x 8' 6" (5.56m x 2.59m)

Two windows to side carpeted flooring and fitted wardrobes.

Ensuite

Shower, WC, wash hand basin, tiled flooring, chrome towel rail, carpets and window to rear.

Bedroom Two

8' 11" x 11' 10" (2.72m x 3.61m)

Window to side, carpeted flooring, fitted wardrobes and French door to garden.

Bedroom Three

8' 8" x 8' 6" (2.64m x 2.59m)

Window to side and carpeted flooring.

Bathroom

Shower cubicle, bath with shower attachment, wash hand basin, WC, towel radiator, vinyl flooring and window to side.

Loft Space

Boarded with ladder.

Front Garden

Side garden with lawned area. Path to front.

Rear Garden

Mainly laid to lawn with decking area, patio, shed and storage unit.

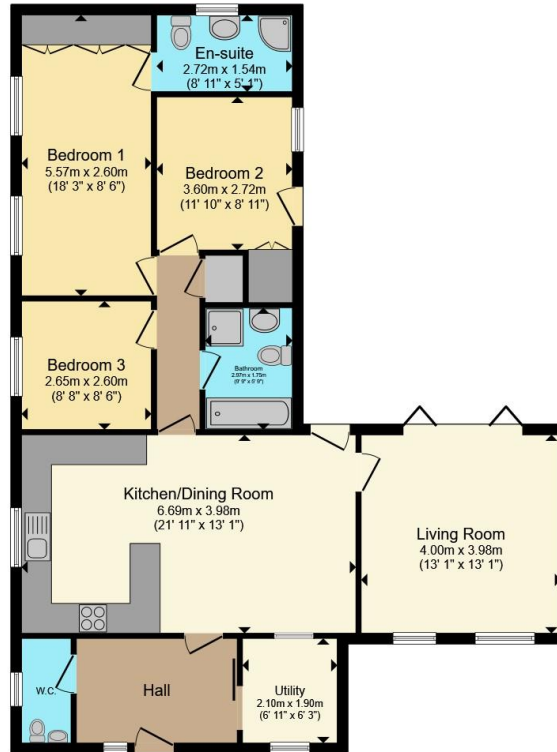
Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 102.4 m² (1,102 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

Connells

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

Tenure: Freehold

view this property online connells.co.uk/Property/WAR107790



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