

Locke & England

Warwick, Warwickshire, CV34

Guide Price 400,000

A superbly presented and extended detached property, located in the Spinney Hill area. In brief comprising: Entrance hall, utility room with w/c, kitchen/breakfast room, dual aspect living room opening to Family room. Four Bedrooms, bathroom, good sized rear garden, on and off driveway and garage. **MUST BE VIEWED!! CALL TODAY TO ARRANGE.**

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Accommodation

4 Bedrooms

2 Receptions

1 Bathroom

Four Bedrooms

Kitchen/Breakfast Room

Living Room

Family Room

Bathroom

Outside

Front Garden

Rear Garden

Garage

Entrance Hall

With stairs rising to the first floor, double doors to built in storage cupboard, doors off to Kitchen and Living room and door off to:

Utility and Downstairs W/C

3.18m x 1.3m

Having plumbing and space for washing machine and space for tumble dryer. Fitted with a two piece suite comprising: low level w/c, wall mounted wash hand basin with storage under, Tiled Splash backs, radiator and obscure window to side.

Kitchen/Breakfast Room

3.94m x 3.1m x 5.8m

Fitted with a range of base, eye and display level units, stainless steel sink and drainer unit, integrated dishwasher, space for cooker with extractor hood over, space for fridge and freezer, tiled splash backs, tiled flooring, two windows to side, door to side of property, radiator. Glass panelled door leading to hallway and door leading to Family Room.

Living Room *6.96m x 4.2m*

Being a dual aspect room which opens up to Family Room. Having two radiators, fitted storage and shelving and Oak effect flooring.

Family Room *7.37m x 2.3m*

With doors off to rear garden, radiator and continuation of Oak Flooring.

Landing

With access to loft via hatch, window to front and door off to built in storage cupboard.

Bedroom One *4.9m x 3.4m*

Having window to front and radiator.

Bedroom Two *4.9m x 3.3m including wardrobes*

With window to rear, radiator and fitted wardrobes on both sides of the room.

Bedroom Three *3.73m x 2.5m*

Having window to rear and radiator.

Bedroom Four/Study *1.98m x 2.1m*

With window to front and radiator.

Bathroom

Fitted with a three piece suite comprising: panelled bath with wall mounted shower over, pedestal wash hand basin, low level w/c, obscure window to side, radiator and tiled splash backs.

Outside

Front Garden

With on and off driveway leading to garage, with the remainder being laid to lawn with various, planted trees, shrubs and plants.

Rear Garden

Mainly laid to lawn with pedestrian access to front of property.

Garage

With up and over door.