



# MATTHEW JAMES

Property Services



## 25 Pinewood Avenue, Warwick, CV34 8AB

£540,000

FOUR BEDROOMS... MASTER EN-SUITE... TWO RECEPTIONS ROOMS... FULL WIDTH KITCHEN DINING ROOM... GROUND FLOOR CLOAKROOM... STILL UNDER NHBC WARRANTY... PRIVATE REAR GARDEN... OFF ROAD PARKING & A GARAGE... EXECUTIVE HOME. Located on Pinewood Avenue in Warwick, this delightful detached house offers a perfect blend of comfort and modern living. With four spacious bedrooms, including a master en-suite, this property is ideal for families seeking both space and convenience.

The ground floor features a welcoming open plan lounge and dining room, perfect for entertaining guests or enjoying family meals. Additionally, a convenient ground floor WC adds to the practicality of the layout. The two reception rooms provide flexibility, allowing you to create a cosy study or a playroom for the children.

The property boasts two well-appointed bathrooms, ensuring that morning routines run smoothly for everyone. Off-road parking and a garage offer ample space for vehicles and storage, making this home both functional and accessible.

Step outside to discover a private rear garden, a tranquil space for relaxation or outdoor activities. The property is still under the NHBC guarantee, providing peace of mind for potential buyers.

This home on Pinewood Avenue is not just a house; it is a wonderful opportunity to create lasting memories in a sought-after location. With its generous living spaces and modern amenities, it is sure to appeal to those looking for a comfortable and stylish family home. Sound like your next family home? Call us now to book your viewing.

## Front Garden



Having planted hedge and paved pathway that leads up steps and through the front door into the:

## Entrance Hallway



Having stairs off to the first floor, under stairs storage and doors leading off to the:

## Lounge

15'10 x 11'1 (4.83m x 3.38m)



Having a PVCu double glazed window to the front elevation.

## Dining Room / Study

9'4 x 9'1 (2.84m x 2.77m)

Having a PVCu double glazed window to the front elevation.

## Ground Floor WC

6'0 x 2'11 (1.83m x 0.89m)

Having a low level flush WC, wash hand basin, extractor and tiling to all splash prone areas.

## Open Plan Kitchen Dining Room

27'10 x 10' (8.48m x 3.05m)



Having two PVCu double glazed windows to the rear elevation, French doors that lead to the rear garden area, a range of wall, base and drawer units with roll top work surface and upstand over, integrated fridge and freezer, dishwasher, waist height double oven, five ring gas hob with extractor over, larger than average dining area and doorway that leads to the:

## Utility Room

6'9 x 6'1 (2.06m x 1.85m)

Having a composite double glazed door to the side elevation, space and plumbing for a washing machine with worksurface and upstand over.

## First Floor Landing



Having a balustrade and doors leading off to:

## Master Bedroom 14'1 x 12'10 (4.29m x 3.91m)



Having a PVCu double glazed window to the front elevation and door leading off to the:

## Master En-Suite 8'6 5'5 (2.59m 1.65m)



Having a PVCu double obscure glazed window to the front elevation, walk-in double shower enclosure, wash hand basin, low level flush WC, extractor and modern tiling to all splash prone areas.

## Bedroom Two 13'2 x 11'3 (4.01m x 3.43m)



Having a PVCu double glazed window to the front elevation and cupboard off.

### Bedroom Three

12'6 8'10 (3.81m 2.69m)



Having a PVCu double glazed window to the rear elevation.

### Bedroom Four

11'9 x 9' (3.58m x 2.74m)

Having a PVCu double glazed window to the rear elevation.

### Family Bathroom

9'6 x 7' (2.90m x 2.13m)



Having a PVCu double obscure glazed window to the rear elevation, walk-in double shower enclosure, wash hand basin, low level flush WC, panel bath, extractor and modern tiling to all splash prone areas.

### Rear Garden



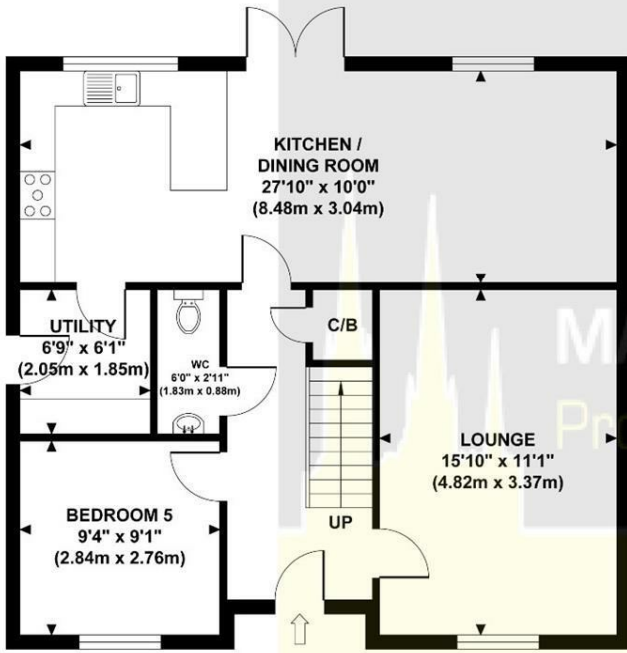
Being walled, mainly laid to lawn with pedestrian gate that leads to the:

### Off Road Parking & Garage

Having off road parking that is accessed via dropped kerb and access into the garage with up and over door, power, eaves storage and lighting.

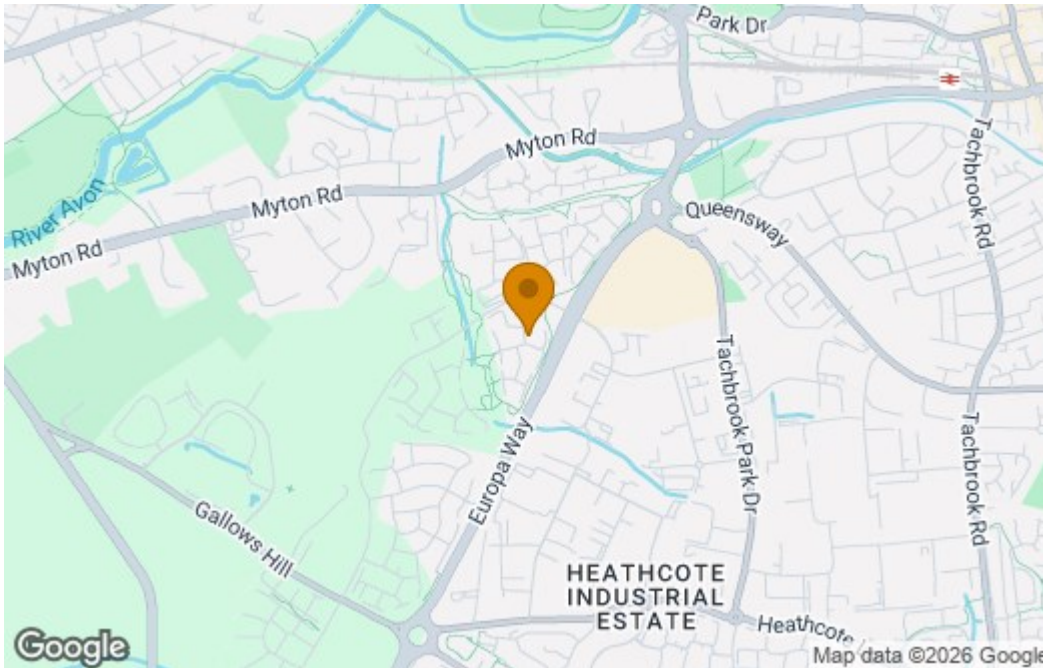
# 25 PINWOOD AVENUE

Approximate Gross Internal Area 1444 sq ft / 134.20 sq m

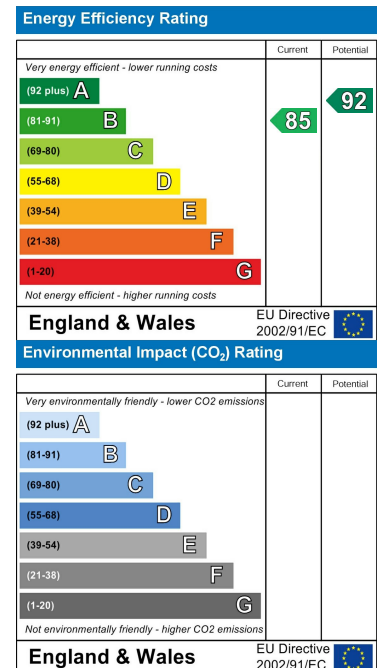


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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