

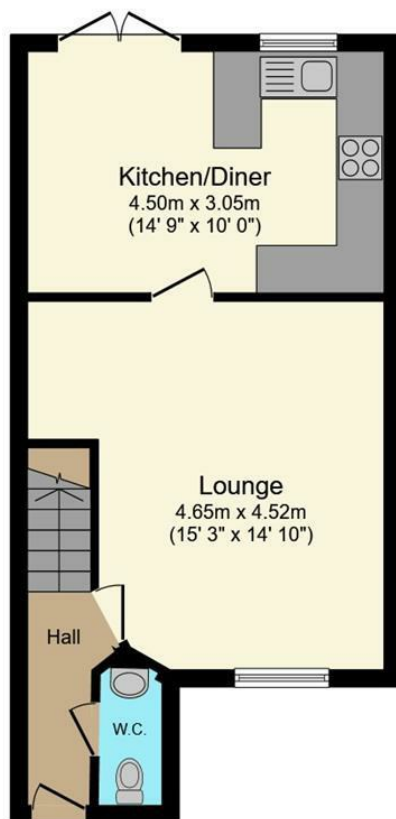
Peter Clarke



4 Falstaff Grove, Warwick, CV34 6EY

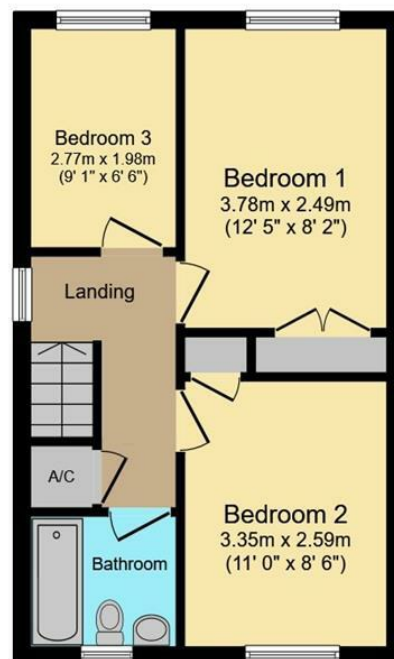


## 4 Falstaff Grove, Warwick, CV34 6EY



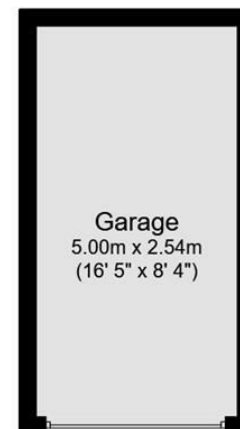
**Ground Floor**

Floor area 37.9 sq.m. (408 sq.ft.)



**First Floor**

Floor area 35.0 sq.m. (377 sq.ft.)



**Garage**

Floor area 12.5 sq.m. (135 sq.ft.)

**Total floor area: 85.5 sq.m. (920 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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](http://www.Propertybox.io)

- Beautifully presented family home
- Three generous bedrooms
- Modern family bathroom
- Refitted kitchen/dining room
- Generous living room
- Larger than average garden
- Driveway parking and single garage
- Potential to extend, subject to planning permission
- EPC Rating



Guide Price £330,000

A beautifully presented and largely updated three bedroom family home located on the popular Warwick Gates development to the south of Leamington and Warwick town centres. This delightful property is situated on a quiet cul-de-sac and benefits from a larger than average plot enabling scope for extension, subject to planning permission. Having well proportioned interior accommodation briefly comprising entrance hall, guest WC, generous living room, refitted kitchen/dining room, three first floor bedrooms, two of which benefit from built in storage cupboards, and a recently refitted family bathroom. To the rear is a larger than average lawned rear garden, and the property benefits from driveway parking for two cars and a single garage.

Internal inspection is highly recommended to appreciate the size, quality and potential that this fantastic property has to offer.

#### APPROACH

accessed from Falstaff Grove via a paved footpath leading up to the composite and double glazed front door, which in turns opens in to

#### ENTRANCE HALL

having stairs rising to the first floor landing and gives way to the living room and guest WC. With wood laminate flooring and central heating radiator.

#### GUEST WC

comprising a two piece white suite with low level WC and dual flush, wall mounted wash hand basin and having an obscured double glazed window to the front elevation.

#### LIVING ROOM

This well proportioned reception room has a large recently installed double glazed window to the front elevation and provides ample space for living furniture with internal door leading through to the recently installed kitchen.

#### KITCHEN/DINING ROOM

This beautifully appointed, modern and recently installed kitchen/dining room comprises a range of light green coloured shaker style wall and base mounted units with contrasting wood effect work surfaces over and a range of integrated appliances including counter top mounted hob, electric fan assisted oven and

overhead extractor. With space and plumbing provided for both dishwasher and washing machine, as well as ample room for an upright fridge freezer. Completing the picture is an inset porcelain sink and drainer with monobloc tap and the kitchen also plays host to the recently installed central heating boiler. With large double glazed window to the rear elevation and further french doors giving views and direct access on to the beautifully presented and larger than average lawned rear garden. Further to this, the kitchen also provides ample space for informal dining and has wood effect tiled flooring and inset downlighters.

#### FIRST FLOOR LANDING

has stairs rising from entrance hallway and gives way to all three bedrooms and the family bathroom, and benefits from loft access hatch, side facing double glazed window and airing cupboard.

#### BEDROOM ONE

This generous double room provides ample space for a king size bed and has a rear facing double glazed window overlooking the lawned rear garden. With integrated double fronted built in storage wardrobe.

#### BEDROOM TWO

Another well sized double room, this time having a front facing double glazed window overlooking the green and a single built in storage wardrobe.













### FAMILY BATHROOM

This modern family bathroom has been recently updated by the current owners to a fantastic standard and comprises a three piece suite with low level WC and dual flush, pedestal wash hand basin and oversized P shaped bath with chrome monobloc taps and mains fed shower over. Having glass screen and ceramic tiling to all splashback areas with an obscured double glazed window to the front elevation.

### BEDROOM THREE

The third and final bedroom is a nicely proportioned single room, currently being utilised as a home office, and has a double glazed window to the rear elevation overlooking the lawned rear garden.

### OUTSIDE TO FRONT

is a lawned foregarden with well stocked plant and shrub borders and beds, whilst to the side is a block paved driveway enabling off road parking for two cars. This leads up to the gated side access and single garage.

### SINGLE GARAGE

accessed via an up and over garage door.

### TO THE REAR

is a beautifully maintained and larger than average fence enclosed lawned rear garden offering well kept and stocked borders and beds, paved patio terrace accessible directly from the kitchen/dining room, and ornamental pergola. The size and shape of the garden allows scope for extension, subject to planning permission.

### 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, electric, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights





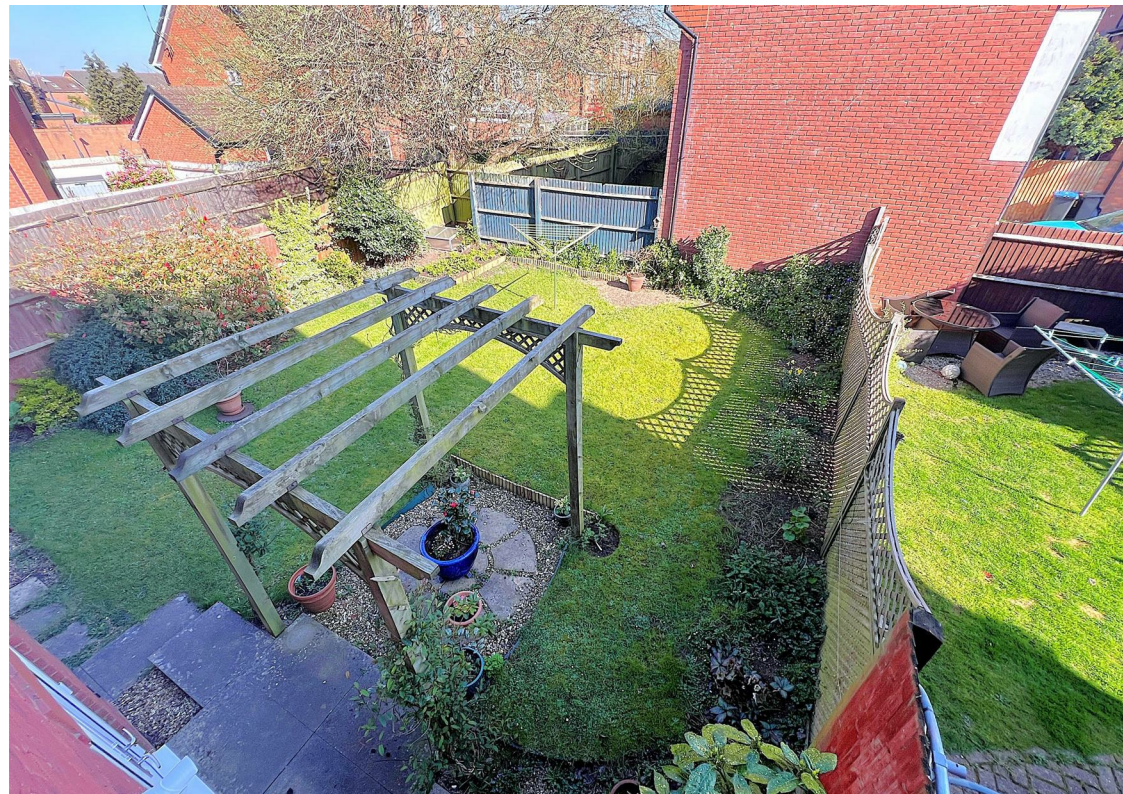
of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

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

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

**VIEWING:** By Prior Appointment with the selling agent.

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.







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