





This modern, three-bedroom semi-detached house is in a favoured position, on the popular Chase Meadow development. The gas-heated and double-glazed accommodation includes an entrance hall, cloakroom, living room, good sized open-plan dining kitchen, master bedroom with en suite shower room, two further bedrooms, and family bathroom. There is a single garage and gardens to the front and rear. NO UPWARD CHAIN. Energy rating C.

Location

Chase Meadow is conveniently located near Warwick town centre. The area offers a variety of local amenities, including a doctor's surgery, community centre, pharmacy, convenience store, two takeaways, and a pub/eatery. Schools for all ages are also within walking distance.

Warwick town centre boasts a range of shopping and recreational facilities, as well as the renowned Warwick Castle. There are several

state and private schools to cater to different needs, such as Warwick Preparatory and Boys School and The King's High School, all situated nearby. Commuting is convenient, with regular trains from Warwick Station, Warwick Parkway, and Leamington Spa to Birmingham and London Marylebone. The motorway network is easily accessible via junction 15 of the M40, providing access to Birmingham, the North, London, and the South.

Canopy Entrance Porch

Having external light and door to :-

Entrance Hall

Having solid entrance door, mat well with coir mat, radiator, solid wooden flooring and doors to :-

Cloakroom

Having matching wooden flooring, radiator, and white suite comprising low level wc, and wash basin, with tiled splashback and mirror over.

Living Room

14'9" x 10'2" (4.51m x 3.12m)

Two radiators, double-glazed window to the front aspect, stairs to the first floor and door to:-

Kitchen/Dining Room

21'7" x 8'0" (6.58m x 2.45m)

The kitchen is equipped with a range of base units and wall cupboards. These are complemented by worksurfaces and tiled splashbacks. Additionally, there is a sink unit with a mixer tap, an inset four-ring gas hob with an extractor fan above, and an electric oven beneath. The kitchen also includes a dishwasher, washing machine, and fridge freezer. Concealed gas-fired boiler, radiator and a double-glazed casement door provide access to the garden. In the dining area, a double-glazed splay bay window overlooks the rear garden.

Landing

Stairs from the living room rise to the landing having double glazed window to the front aspect, and doors to :



Airing Cupboard

Housing the hot water tank and shelving.

Master Bedroom

14'10" x 11'3" narrowing to 8'0" (4.53m x 3.45m narrowing to 2.44m)

Radiator and twin double-glazed windows to the rear aspect and door to the:-

En Suite Shower

Having a tiled floor and a white suite comprising a fully tiled double-width shower enclosure with a shower system Heated towel rail, wash hand basin with tiled splashback and display shelf, and w.c., Extractor fan and a double-glazed window to the rear.

Bedroom Two

11'6" x 8'3" (3.53m x 2.54m)

Radiator and a double-glazed window to the front aspect.

Bedroom Three

9'2" x 6'7" (2.81m x 2.01m)

Radiator and a double-glazed window to the front aspect.

Bathroom

White suite comprising bath with Triton shower over, pedestal wash hand basin, WC, radiator, extractor fan and a double glazed window.

OUTSIDE

There is a lawned front garden with flower and shrub borders and a gated and paved side entrance leading to the rear garden which is also laid to lawn with flower and shrub borders and is fully fenced to all sides. There is an external tap and a gated side pedestrian access.

Garage

The garage is approached over the driveway providing parking to the front of the property and has an up-and-over door, power and light.

Services

All mains services are understood to be connected to the property including gas. NB We have not tested the heating, domestic hot

water system, kitchen appliances, or other services, and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own inquiries.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

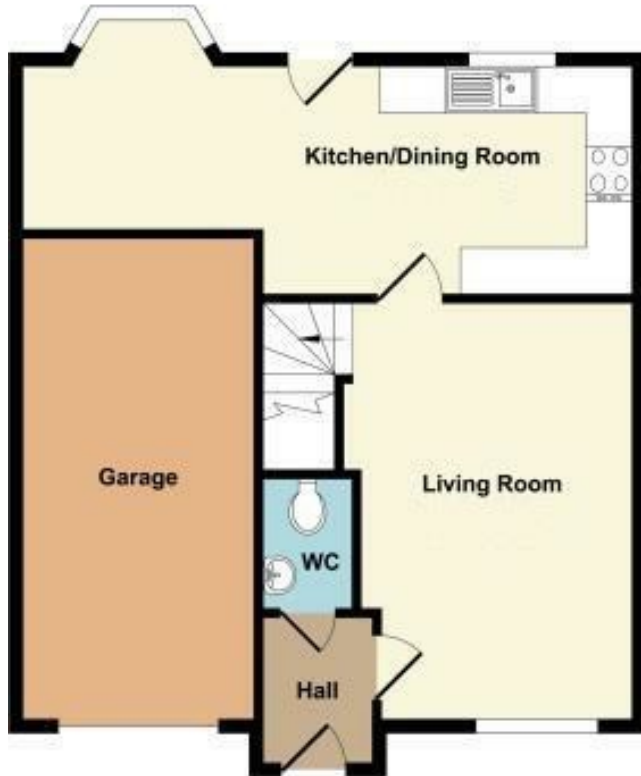
Council Tax

The property is in Council Tax Band "D" - Warwick District Council

23 Dey Croft

Total Approx. Floor Area 94.22 Sq.M. (1014 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given



Ground Floor
Approx. Floor
Area 47.70 Sq.M.
(513 Sq.Ft.)



1st Floor
Approx. Floor
Area 46.52 Sq.M.
(501 Sq.Ft.)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN