



68, Sykes Road, Hampton Magna, Warwick

Price Guide £395,000



This modern, immaculately appointed detached bungalow has been finished to a high standard throughout and offers stylish, low-maintenance living. The welcoming entrance hall leads to a spacious living room and a well-appointed kitchen. There are two generous double bedrooms, including a principal bedroom with en-suite shower room, together with a contemporary main bathroom. Outside, the property benefits from a driveway providing ample off-road parking, a single garage, and beautifully landscaped, low-maintenance front and rear gardens. Energy Rating B.

Location

Hampton Magna is a popular semi-rural village located approximately two miles from the historic town of Warwick and within walking distance of Warwick Parkway, with train links to Birmingham and London and easy access to the M40, M42 and M6 motorways. Birmingham Airport is around a 25-minute drive away. It is just a short walk to the local Junior/Infants/Nursery School, local shops, regular bus service and park, with a Secondary School only 3 miles away.

Approach

A recessed porch leads to a double-glazed entrance door into the:

Entrance Hall

Radiator, access to built-in cloakroom/storage cupboard. Additional storage cupboard with shelf space. Digital thermostat control panel and doors to:





Breakfast Kitchen

12'7" x 11'4" (3.85m x 3.46m)

Attractive range of handleless base and eye-level units, pelmet lights, worktops and upstands, inset sink drainer, sink unit, mixer tap and rinse bowl. Zanussi induction hob with stainless steel splashback and extractor unit over, Zanussi oven, integrated fridge/freezer, slimline dishwasher and washer/dryer. Concealed Baxi gas-fired boiler, downlighters, radiator and a double-glazed window to the front aspect.

Spacious Living Room

18'9" x 14'2" (5.74m x 4.32m)

Two radiators, a wall-mounted contemporary electric fire, two ceiling light points and double-glazed double-opening French doors provide access to the rear garden

Bedroom One

11'2" x 11'0" (3.42m x 3.36m)

Built-in mirror-fronted, sliding door wardrobes, providing hanging rail and storage space; radiator, double-glazed window to the rear aspect. and door to the:

En-suite Shower

White suite with chrome fittings comprising WC, pedestal hand wash basin, wide tiled shower enclosure with separate shower and glazed shower screen. Extractor fan, downlighters, radiator and a double-glazed window.

Bedroom Two

12'0" x 9'11" (3.66m x 3.03m)

Radiator and a double-glazed window to the front aspect



Bathroom

White suite with chrome fittings comprising a WC, wall-hung wash hand basin and bath with mixer tap and shower attachment. Complemented by chrome tiled splashbacks, a wood-effect floor, radiator, extractor fan, built-in tall medicine cabinet with mirrored door and a double-glazed window.

Frontage

Occupying an attractive position within this sought-after development, the property boasts an immaculately presented frontage with

low-maintenance artificial lawn and a paved pathway leading to the covered entrance. A generous tarmac driveway provides ample off-road parking and extends to the detached single garage, with secure gated access to the beautifully landscaped rear garden.

Garage

19'3" x 9'3" (5.89m x 2.83m)
Having an up-and-over door with power and light.

Landscaped Rear Garden

The beautifully landscaped rear garden has been thoughtfully designed for both ease of maintenance and outdoor entertaining. A generous porcelain-paved terrace wraps around a central circular artificial lawn, creating an attractive focal point, whilst raised timber sleeper borders are well stocked with a variety of mature shrubs and architectural planting. The garden enjoys a high degree of privacy, is fully enclosed, and provides an ideal space for relaxing throughout the year.





Services

All mains services are understood to be connected to the property. 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 "E" - Warwick District Council

Postcode

CV35 8UN





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(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

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