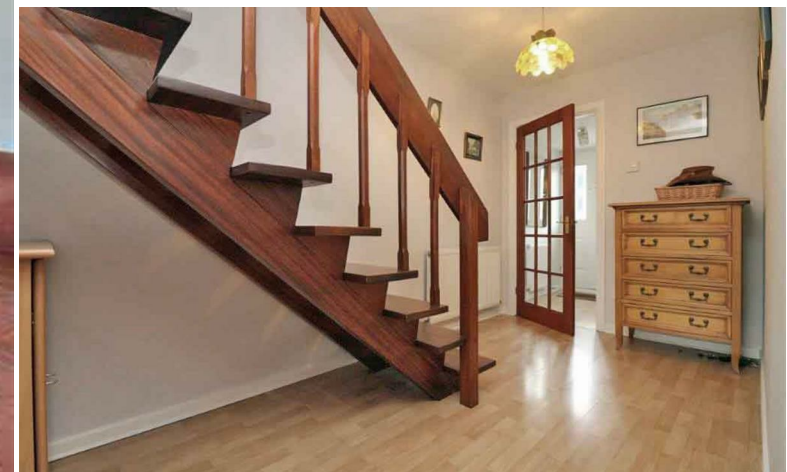




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8, Castle Close, Warwick

**Guide Price
£585,000**



Extended and improved detached house occupying a quiet position, moments from the historic county town centre believed to have been built within the old kitchen garden to Warwick Castle. Entrance hall with cloakroom off and then to the reception hall. There is a double aspect sitting/dining room with access to the rear garden, a fitted kitchen, and an open plan to the breakfast room. On the first floor, there are four bedrooms, an en-suite shower room, a family bathroom, driveway parking for two cars, a garage, and a secluded mature rear garden. EPC D

Location

Castle Close occupies a fantastic location enjoying the best of both worlds being quiet and secluded situated just off Castle Lane, yet moments from the bustling historic county town centre. It is understood Castle Close sits within the old walled kitchen garden of Warwick Castle.

Entrance Hall

Replacement front door with feature leaded and stained glass double glazed panes and matching side pane. Radiator. Multi-pane door to the reception hall.

Cloakroom

White suite. Close coupled W.C. Wash hand basin and a double glazed window

Sitting/Dining Room

7.51m x 3.46m sitting room 2.78m dining room
Contemporary style marble fireplace with coal effect gas fire. Two radiators. TV aerial point. Double-glazed window to the front and double-glazed double doors provide view and access to the rear garden.

Kitchen

3.41m x 2.67m
Good range of wood-fronted units. Inset one and a half bowl single drainer sink with cupboard space under. Four base units with wood-edged work surface over. Two double and two single wall cupboards. Built-in oven, gas hob, and canopy hood over. Plumbing for washing machine and dishwasher. Housing for an upright fridge freezer with cupboard over. Tall storage cupboard. Wine rack. Ceiling recessed spotlights. Double-glazed window overlooking the garden. Opening to;

Breakfast Room

13'0" x 7'6" (3.97m x 2.30m)
Radiator. ceiling recessed spotlights, double glazed window to side, and door to rear garden.

First Floor Landing

Access to loft space. Airing cupboard housing the hot water cylinder and central heating programmer.

Bedroom One

3.61m x 3.03m
Two double full-height fitted wardrobes. Radiator and a double-glazed window to front.

Bedroom Two

3.29m x 3.21m
Fitted furniture comprising three double and single full height wardrobes plus a matching dressing table with drawers under and shelving to the side. Radiator and a double-glazed window to the rear.



Bedroom Three

5.61m x 2.33m

Radiator. TV aerial point. ceiling recessed spotlights and a double-glazed dormer window to the front.

En-suite Shower

Quarter circle corner enclosure with thermostatic shower and sliding entry doors. The walls are fully tiled. Pedestal wash hand basin. Close coupled W.C. Ladder heated towel rail. ceiling recessed spotlights and a double-glazed window.

Bedroom Four

2.57m x 2.41m max

Measurements less space taken up with wardrobe cupboard built over stairway bulkhead, radiator, and a double-glazed window to front.

Bathroom

White suite. Bath with thermostatic shower over and side shower screen. The walls are fully tiled. Pedestal wash hand basin. Close coupled W.C. Ladder heated towel rail. Recessed ceiling lights and a double-glazed window.

Outside

The front is block paved and with a tarmac driveway providing standing for two cars. Gate providing pedestrian side access to the rear.

Garage

5.12m x 2.53m

Up and over door. Electric and gas meters. Ideal gas central heating boiler, thermostat.

Rear Garden

The secluded rear garden is laid with a paved patio, shaped lawn, flower, and shrub borders, and enclosed by fencing to the side and a brick wall to the rear.

Tenure

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

Services

All mains services are understood to be connected. 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 and cannot give warranties in these respects. Interested parties are invited to make their own enquires.

Council Tax

Warwick District Council The property is in Council Tax Band 'E' £2536.46 2022/23

- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

Warwick Office
17-19 Jury St,
Warwick
CV34 4EL

01926 499540 ehbresidential.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		66	
(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

Ground Floor

Approx. 67.1 sq. metres (722.6 sq. feet)



First Floor

Approx. 59.0 sq. metres (635.1 sq. feet)



Total area: approx. 126.1 sq. metres (1357.7 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact