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11, Turner Close, Chase Meadow, Warwick

Price Guide
£435,000



A well-presented four-bedroom detached house situated on the popular Chase Meadow development. Welcoming reception hall, guest cloakroom, lounge, dining kitchen with granite worktops and integrated appliances, utility room, double glazed conservatory, master bedroom with fitted wardrobes and en-suite, three further bedrooms, bathroom, gas heating and double glazing, landscaped gardens, driveway and an integral single garage. Awaiting EPC

Location

Chase Meadow is conveniently located close to Warwick town centre. There is a good selection of local amenities which include a Doctor's Surgery, community centre, pharmacy, convenience store, two takeaways & a public house/eatery. Schooling for all ages is also within walking distance.

Warwick town centre has various shopping and recreational facilities and the world-famous Warwick Castle. There are a variety of state and private schools to suit all requirements, including Warwick Preparatory and Boys School and The King's High School, all of which are close. Commuting is easy, with regular trains from Warwick Station, Warwick Parkway &

Leamington Spa to Birmingham & London Marylebone. The motorway network is easily accessible via junction 15 of the M40 giving access to Birmingham, the North, London and the South.

Reception Hall

Having a Karndean wood effect floor, radiator, stairs to the first floor and doors to:

Cloakroom

White suite comprising W.C., corner wash hand basin with tiled splashback, Karndean floor, spotlight and extractor fan.

Lounge

14'6" x 10'7" (4.41 x 3.22)

The main focal point of the room is the attractive fireplace with a fitted gas coal effect fire, marble inlay and hearth, an Oak finish floor and a double-glazed window to the front aspect with a radiator beneath.

Dining Kitchen

20'3" x 8'8" (6.16 x 2.63)

Having a range of matching base and eye level units, granite worktops and

upturns with mosaic tile splashbacks, ceramic sink with mixer tap, built-in electric oven and 4 ring gas hob with a concealed extractor unit over, space and plumbing for dishwasher, tall storage unit, radiator, Karndean floor, double glazed window to the rear aspect and door to the utility room.

Dining Area- Matching floor, radiator and double-glazed French doors lead through to the Conservatory.

Conservatory

12'6" x 8'2" (3.80 x 2.50)

Power and light, telephone point, UPVC double-glazed windows with fitted blinds, polycarbonate roof with bespoke fitted blinds, and double-glazed double-opening doors allow access to the gardens.

Utility Room

6'8" x 5'5" (2.03 x 1.66)

Again having granite worktops with an inset circular sink with mixer tap, base storage unit, space and plumbing for a domestic appliance, space for a fridge freezer, radiator, wall mounted gas fired boiler, karndean floor, double glazed casement door to rear aspect and garden, door to the garage.



First Floor Landing

Access to roof space, built-in airing cupboard and doors to:

Bedroom One

11'9" x 10'1" widening to 13'9" (3.59 x 3.07 widening to 4.19)

Built-in twin double door wardrobes, radiator, double glazed window to the front aspect with radiator below and door to:

En-Suite Shower

White suite comprising W.C., pedestal wash hand basin, tiled splashbacks, tiled shower cubicle with a fitted Mira shower system, radiator, tiled floor and a double-glazed window.

Bedroom Two

11'2" x 8'6" (3.41 x 2.58)

Radiator, double door wardrobe and a double glazed window to the rear aspect.

Bedroom Three

9'6" x 9'4" (2.89 x 2.85)

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

Bedroom Four

9'3" x 9'0" Maximum (2.83 x 2.75 Maximum)

Having a single-door wardrobe, radiator and a double-glazed window to the rear aspect.

Family Bathroom

White suite comprising W.C., pedestal wash hand basin, bath with a Bristan shower over and a glazed shower screen, tiled splashbacks, radiator, tiled floor, extractor fan and a double-glazed window.

Outside

To the front of the property there is a low maintenance and well tended front garden, with a gated side pedestrian access and driveway leading to the:

Garage

16'1" x 8'1" (4.89 x 2.47)

Having an up-and-over door, power and light and a personnel door to the utility room.

Rear Garden

Which have been attractively landscaped and designed for ease of maintenance, with two circular sections of lawn, a paved area, stocked borders, an outside tap and a timber garden shed.

Tenure

The property is understood to be Freehold, although we have not inspected the relevant documentation to confirm this and would advise your solicitors check this matter in detail,

Services

All mains services are understood to be connected. NB We have not tested the central 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 this respect. Interested parties are invited to make their own inquiries.

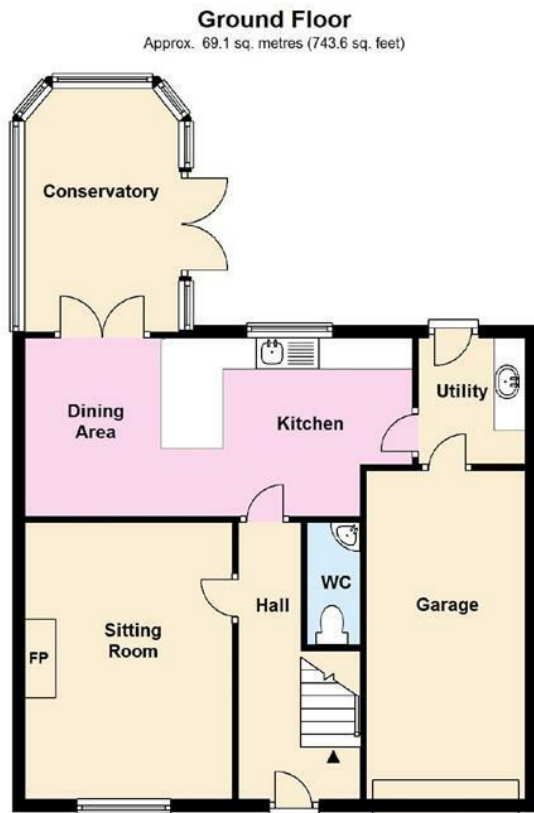
Council Tax

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

Postcode

CV34 6PZ

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



Total area: approx. 126.6 sq. metres (1362.9 sq. feet)
11 Turner Close, Chase Meadow, Warwick

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		1	1
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