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1, Twain Gardens, Chase Meadow, Warwick

Guide Price £695,000



Occupying one of the most enviable positions on the sought-after Chase Meadow development, this impressive, five-bedroom, three-storey detached family home enjoys delightful open views across the nature park and is approached via a private gated driveway.

Beautifully presented throughout, the spacious and versatile accommodation comprises a welcoming reception hall, cloakroom, living room, and an extended open-plan dining kitchen/family room. Arranged over the upper two floors are five generous double bedrooms, served by two en-suite shower rooms and the main bathroom.

Outside, the property benefits from a gated approach providing ample off-road parking, a single garage, and an attractively

landscaped rear garden.

Energy Rating: C.

#### Location

Chase Meadow is conveniently located close to Warwick town centre which has a good selection of local amenities which includes a Doctors Surgery, Community Centre, pharmacy, convenience store, two takeaways and a public house/ eatery, schooling for all ages is also within walking distance.

Warwick town centre has a variety of shopping and recreational facilities, together with 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 within close proximity. 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.

#### Approach

The property is approached via a gated driveway, shared with the neighbouring property, providing access to the front of the house. A double-glazed entrance door opens into:

#### Reception Hall

Ceramic tiled floor, radiator, staircase rising to first floor. Doors to:

#### Cloakroom

White suite with chrome fittings comprising WC with a concealed push button cistern, pedestal wash hand basin, complementary tiled splashbacks, tiled floor, extractor fan and radiator.





### Living Room

19'8" x 10'11" (6.00m x 3.35m)

TV aerial point, two radiators, covering to ceiling. Two double glazed windows to front aspect and double glazed French doors with matching side screens provide access to the rear garden.

### Open Plan Kitchen/Diner/Family Room

overall 28'4" x 15'3" narrowing to 10'0" (overall 8.66m x 4.65m narrowing to 3.06m)

Having a tiled floor throughout the kitchen and seating area, this well-appointed space is fitted with a comprehensive range of matching base and eye-level units complemented by ample granite work surfaces. There is an inset stainless-steel sink unit with a Quooker tap and a separate rinse bowl, together with a built-in Neff oven and hob with an extractor canopy over, an integrated Neff dishwasher,

and housing for an American-style fridge/freezer. An adjacent granite worktop incorporates an integrated washing machine below. Further features include an eye-level storage cupboard, wine store, useful understairs storage cupboard with electric light and tiled floor, two radiators, and three double-glazed windows providing plenty of natural light to the seating area.

### Dining Area

Wood-effect floor, wall light points, and a feature Yeoman gas stove set on a granite hearth. The feature angled ceiling incorporates two double-glazed Velux roof lights, and double-glazed bi-fold style doors provide views and access to the rear garden.

### First Floor Landing

Radiator, double glazed window to front aspect overlooking the Nature Reserve. Staircase rising to Second Floor, built in Megafllo hot water cylinder. Doors to:

### Master Bedroom

10'10" x 10'4" (3.32m x 3.15m)

Built-in mirror-fronted, sliding door wardrobes, radiator, and twin double-glazed windows to the front aspect. Door to:

### En-suite Shower

Having a modern white suite with chrome fittings comprising a wide tiled shower enclosure with a shower system and a glass sliding shower door. Wash hand basin, WC with a concealed push-button cistern, complementary tiled splashbacks, shaver point, extractor fan, downlighters, chrome heated towel rail, and a double-glazed window to the rear aspect.

### Bedroom Two

11'0" x 9'3" (3.36m x 2.83m)

A radiator and a double-glazed window to the rear aspect.





#### Bedroom Three

11'0" x 10'1" (3.36m x 3.09m)

Radiator and twin double-glazed windows to the front aspect.

#### Family Bathroom

Modern white suite comprising double ended bath with side mixer tap and glass shower screen. WC with a concealed push button cistern. Wash hand basin, complementary tiled splashbacks, chrome heated towel rail, tiled floor, downlighters, extractor fan and double glazed window to the rear aspect.

#### Second Floor Landing

Radiator, part angled ceiling incorporating a double glazed rooflight. Doors to:

#### Bedroom Four

10'4" x 10'4" (3.16m x 3.15m)

Radiator and a part angled ceiling incorporating a double-glazed dormer window to the front aspect. Door to:

#### En-suite Shower

White suite with chrome fittings, comprising a tiled shower enclosure with a shower system and a glass door. WC with a concealed push button cistern, wash hand basin, downlighters, extractor fan, radiator and a double-glazed rooflight.

#### Bedroom Five

15'10" x 14'10" (4.83m x 4.54m)

Built-in matching full height, double door wardrobes with an adjacent drawer unit and display shelving over. Wall-mounted thermostat control panel, part angled ceiling incorporating double-glazed dormer windows to front and rear aspects.



#### Outside

There is ample off-road parking with a driveway to the side leading to the garage. There is also an electric car charging point.

#### Single Garage

Having an up and over door, power and light and a service door to the rear garden:

#### Attractive Landscaped Garden

The rear garden has been attractively landscaped, featuring a circular lawn with blue brick edging, complemented by paved seating areas and raised planters. There are well-stocked flower and shrub borders, together with an outside tap and external power points. The garden is fully enclosed, providing a good degree of privacy, and benefits from a timber garden shed and gated side pedestrian access.





#### Tenure

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

#### Services

All main services are understood to be connected with the exception of gas. NB We have not tested the heating, domestic hot water system, kitchen appliances, or other services, and whilst believing them to be in a satisfactory working order and cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

#### Council Tax

Council tax band "F" - Warwick District Council







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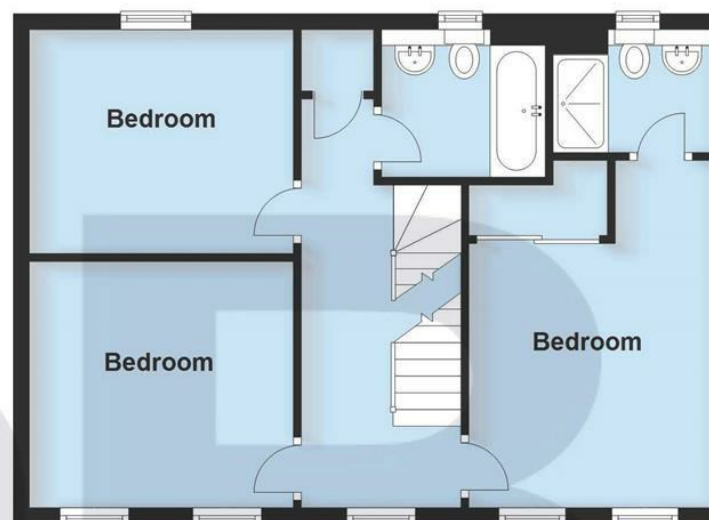
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

## First Floor

Approx. 52.4 sq. metres (563.9 sq. feet)



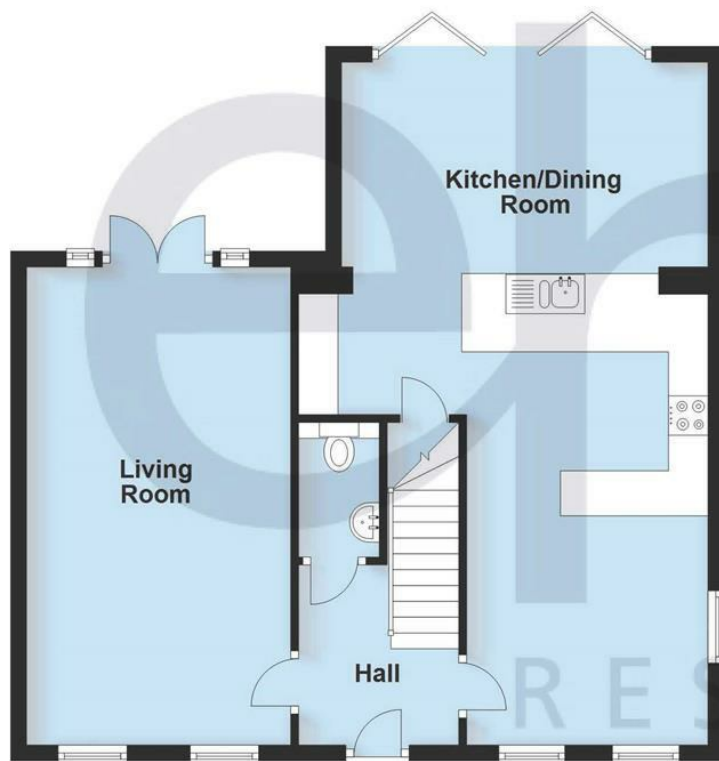
## Second Floor

Approx. 42.1 sq. metres (452.9 sq. feet)



## Ground Floor

Approx. 64.5 sq. metres (693.8 sq. feet)



Total area: approx. 158.9 sq. metres (1710.6 sq. feet)

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