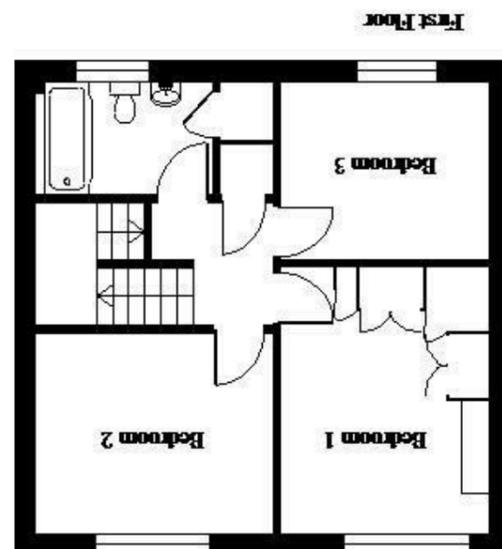


Energy Efficiency Rating	
Potential	Current
83	65
Very energy efficient - lower running costs A (92 plus) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) Not energy efficient - higher running costs	
EU Directive 2002/91/EC England & Wales	



Area Approx 1350 sq ft 125. sq m  
 Floor plans are for illustration purposes and are not to scale.  
 PYM 01926 409428 2015



38 Cocksparrow Street  
 Warwick CV34 4ED  
 Guide Price £565,000



# 38 Cocksparrow Street Warwick CV34 4ED

**\*\* NO ONWARD CHAIN \*\* RARELY AVAILABLE LINK DETACHED HOUSE OCCUPYING A GLORIOUS LOCATION BACKING ONTO AND ENJOYING FINE VIEWS OVER WARWICK RACE COURSE.** The gas centrally heated and double glazed accommodation provides an enclosed storm porch, reception entrance hall and fitted shower room off. To the front there is a breakfast kitchen and to the rear interconnecting dining room and lounge which leads into the conservatory and provides delightful views over the rear garden. On the first floor there are three bedrooms and the bathroom. Outside there is a long driveway, single garage and large private garden to the rear.

Cocksparrow Street is very highly regarded being quietly situated yet most conveniently placed within easy reach of the historic county town centre and amenities.

## Enclosed Porch



Double glazed door and side panes. Electric and gas meters. Wall lantern. Flemish glazed door to:

## Reception Entrance Hall

Radiator. Telephone point. Burglar alarm control panel. Understairs storage cupboard. Staircase leading to the first floor.

## Shower Room



Well appointed with Sottini suite. Quarter circle shower enclosure and sliding entry doors. Walls and floor fully tiled. Semi inset wash hand basin with cupboard space under. W.C with concealed cistern. Three ceiling recessed spot lights. Double glazed window. Radiator.

## Breakfast Kitchen

127'7" x 9'10" (3.85 x 3.00)



Attractively fitted with an excellent range of units. Inset sink with single drainer, mixer tap attachment and cupboard space under. 5 base units providing good cupboard and drawer space and with ample granite effect work surfaces over. Walls tiled around the splash areas. Two worktop standing wall units with leaded glazed doors and drawers under. Open shelving with cupboards over. Three further wall cupboards. Plate rack. Integrated dishwasher and cupboard housing the washing machine. Built-in double oven with cupboards under and over. Integrated fridge/freezer with matching fronts. Tiled floor. Radiator. Ceiling coving. Six ceiling recessed spotlights. Double glazed window to front.

## Dining Room

12'9" x 9'10" (3.89 x 3.02)



Ceiling coving. Radiator. Double glazed window providing view to rear garden. Sliding double doors opening to the lounge.

## Lounge

13'10" x 11'4" (4.23 x 3.47)



Fire surround and marble hearth. Radiator with shelf over. T.V. aerial point. Ceiling coving. Double glazed windows and sliding double glazed patio door to the conservatory.

## Conservatory

12'9" x 11'3" (3.9 x 3.45)



Tiled floor. Full height double glazed panes and double doors allowing view and access to the rear garden.

## First Floor Landing

Access to insulated loft space. Drayton central heating thermostat. Smoke detector. Deep linen cupboard.

## Bedroom 1

11'8" x 9'11" (3.58 x 3.03)



Fitted with two double and two single full height wardrobes and range of six drawers. Ceiling coving radiator. Double glazed window to rear providing glorious race course views.

## Bedroom 2

11'5" x 9'7" (3.49 x 2.94)

Ceiling coving. Radiator. Double glazed window to rear providing views over the racecourse and golf course.

## View from Bedroom 2



## Bedroom 3

8'7" x 9'10" (2.64 x 3.02)

Radiator. Double glazed window to front.

## Bathroom

Ivory coloured suite. Panelled bath. Pedestal wash hand basin. Close coupled w.c. Walls fully tiled. Radiator. Double glazed window. Cupboard housing the Potterton Profile central heating boiler.

## Outside

The property stands well back from the road behind a front garden which is laid to lawn and tarmac driveway providing ample vehicle standing space.

## Garage

18'2" x 8'1" (5.54 x 2.47)

Electrically operated up and over door. Electric power and light. Mains water tap. Service door to rear.

## Garden



The sunny south westerly rear garden provides a most attractive and surprising feature to the property extending to approximately 120 ft, and with a wonderful open aspect backing onto the race course. It is laid with a paved patio and pathway and mainly lawn with well stocked flower and shrub beds and borders. To the far end there is a further paved area and small timber garden shed.

## General Information

SERVICES: All mains services are connected to the property. LOCAL AUTHORITY: Warwick District Council. COUNCIL TAX: Council Tax Band 'E' £2536.46 2022/23. TENURE: The property is FREEHOLD. FIXTURES & FITTINGS: Included in the sale price are all the items of fixtures and fittings mentioned in these sales particulars. VIEWING: Through the Agents DONALD CARTER & PARTNERS on 01926-492422, fax 411897 or e-mail sales@donaldcarter.co.uk who will be pleased to make appointments for interested applicants to view.

These particulars are produced as a guide to the property only and whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of any offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.