

**DESDEMONA AVENUE, WARWICK CV34 6FX**



**A SKILLFULLY EXTENDED FOUR BEDROOM SEMI DETACHED FAMILY HOME IN THE POPULAR WARWICK GATES AREA.**

- EXTENDED SEMI DETACHED
- MODERN OPEN PLAN LIVING AREA
- OFF ROAD PARKING FOR 2 CARS
  - GARAGE
  - CLOAKROOM
- FOUR BEDROOMS
- BATHROOM AND SHOWER ROOM
- WARWICK GATES

**4 BEDROOMS**

**OFFERS IN EXCESS OF £350,000**

A fantastic four bedroom semi detached property, located in the popular area of Warwick Gates. The property has been extended to a stunning finish. allowing for a sublime open plan living area.

The open plan living area is both modern and charming. The kitchen area offers the perfect neoteric space, and has been fitted to a very high standard. This area is both spacious and light, with windows to the rear as well as two Skylight windows and a further window to the rear in the kitchen.

The ground floor also benefits from further living space, there is a cloakroom and bedroom four is located to the front. This room could also be used as an office or further reception room and has an adjacent modern shower room.

The first floor benefits from three further bedrooms and a modern bathroom. There is loft space that has a hatch and pull down ladder.

Outside there is a good sized garden that is mostly laid to lawn but with a charming patio area initially with space for seating/social space.

The garage can be accessed internally from the living area or from the garden through a side door. Benefiting from power and lighting and leads to the off road parking for two cars.

### **Front**

Accessed via private path leading to front door. There are secure gates around the property.

### **Entrance Hallway**

Benefiting from a light point to ceiling, radiator and under stairs storage cupboard. Access to cloakroom, bedroom four and the open plan living area.

### **Cloakroom**

With a double glazed window to the front aspect, wash hand basin with vanity unity, light point and radiator.

### **Lounge Area 15'8" x 13'10" (4.80 x 4.24)**

With two double glazed windows to the rear aspect, double glazed French doors leading to the rear garden patio area, light points and radiator.

### **Kitchen/Dining Area 15'1" x 10'0" (4.62 x 3.05)**

Modern fitted kitchen with a double glazed window to the side aspect, kitchen area benefiting from a range of wall and base units, sink, electric oven, electric induction hobs, cooker hood over, integrated fridge freezer, integrated dishwasher, light points and radiator. The area benefits from two skyline windows and a door leading through to the garage.

### **Bedroom Four/Office Room 11'5" x 9'10" (3.48 x 3.00)**

This room can be used as a bedroom or office/reception room. Benefiting from a double glazed window to the front aspect, light point, radiator and access through to the shower room/en-suite.

### **En-Suite**

Benefiting from a walk in shower, double glazed window to the side aspect, radiator, sink and light point.

### **Bedroom One 13'10" x 8'7" (4.24 x 2.64)**

With a double glazed window to the front aspect, light point, radiator and two built in wardrobes.

### **Bedroom Two 8'2" x 6'9" (2.51 x 2.08)**

With a double glazed window to the rear aspect, light point and radiator.

**Bedroom Three 9'8" x 6'9" (2.95 x 2.06)**

With a double glazed window to the rear aspect, light point and radiator.

**Bathroom**

With a double glazed window to the side aspect, sink, heated towel rail, WC, bath with mixer taps, shower and extractor fan.

**Garage 11'8" x 9'7" (3.56 x 2.93)**

Good sized garage that can be accessed from inside the house, has a door leading to the garden and it's up and over door leads to the two off road parking spaces.

**Rear Garden**

Good sized garden mostly laid to lawn with an initial decked area for seating.

**Parking**

Two allocated off road spaces in front of the access to the garage.

**Disclaimer**

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

**Financial Services**

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

**Fixtures and Fittings**

Only those mentioned within these particulars are included in the sale price.

**General Information**

Services to the property - Mains water, gas and electricity are believed to be connected to the property.

**Photographs**

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

**Survey**

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

**Tenure**

We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

**Viewings**

Strictly by appointment through Hawkesford on 01926 438123

















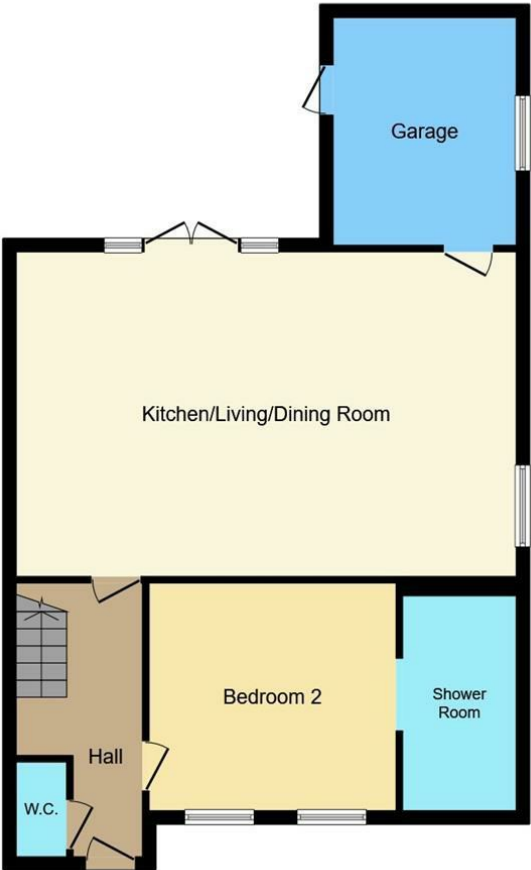




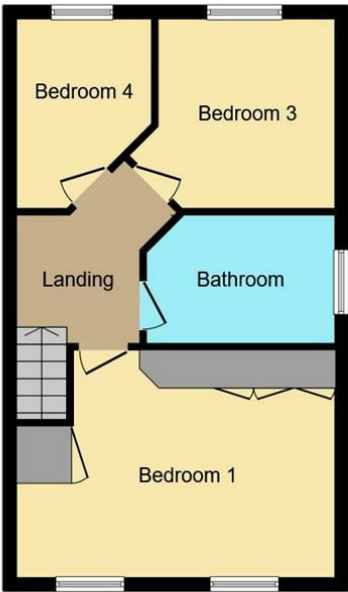








Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

