Clinton Avenue, Warwick

Distinctive Collection

HAWKESFORD

REMEMBER

Clinton Avenue

Warwick, CV35 8TX

Offers over £400,000

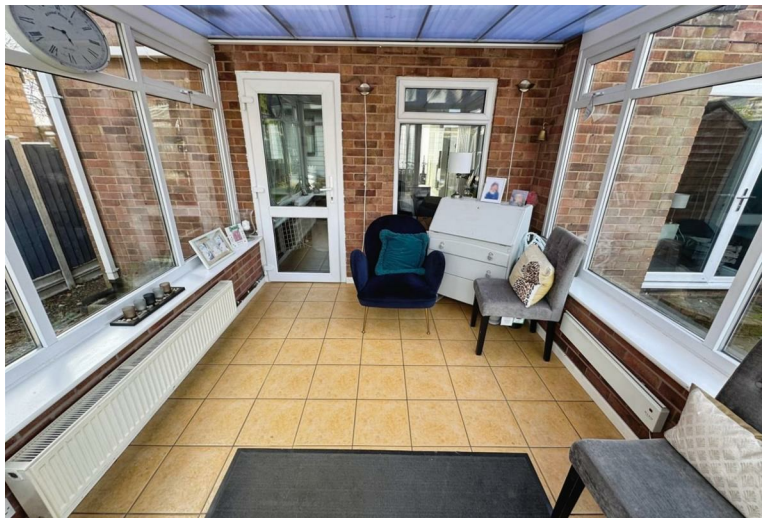
Located in Hampton Magna, Warwick, this delightful detached house on Clinton Avenue offers a perfect blend of comfort and modern living. Flexible accommodation is given by the downstairs forth bedroom, this home is ideal for families or those seeking extra space. The property boasts a large living dining room with additional living space in the conservatory, providing ample space for relaxation and entertaining guests.

One of the standout features of this residence is the fabulous garden room, which is currently set up as a hairdressers, complete with power and a toilet. This versatile space could easily be transformed to suit your needs, whether as a home office, studio, or simply a tranquil retreat.

The modern fitted kitchen is designed with both style and functionality in mind, making it a joy to prepare meals and gather with loved ones. Additionally, the contemporary shower room adds a touch of luxury to your daily routine.

For those with vehicles, the property offers convenient driveway parking, ensuring that you have easy access to your home. The surrounding area is peaceful and family-friendly, making it an excellent choice for those looking to settle in a welcoming community.

In summary, this detached home on Clinton Avenue presents a wonderful opportunity to enjoy modern living in a desirable location. With its spacious layout, versatile garden room, and modern amenities, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely property your new home.

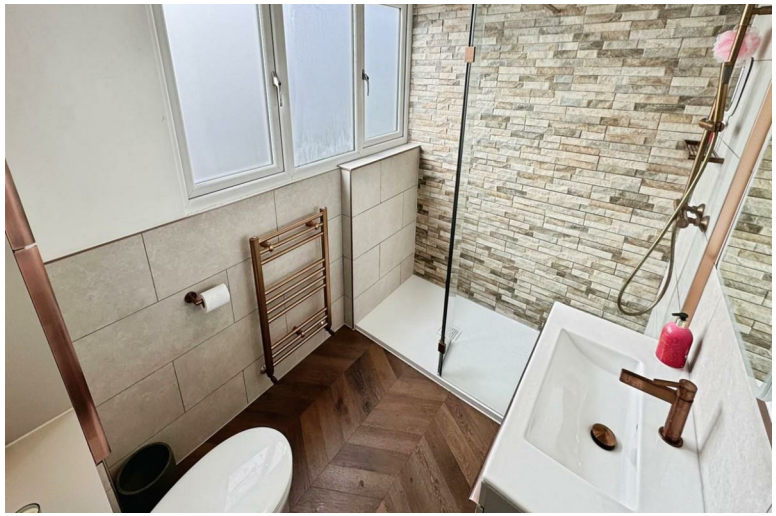


- Detached Family Home
- Three/Four Bedrooms
- Modern Fitted Kitchen
- Living Dining Room
- Conservatory
- Modern Shower Room
- Enclosed Rear Garden
- Fabulous Garden Room with Power and Toilet
- Driveway Parking
- EPC - C (71)

When I saw you
I fell in Love
& you smiled
because you knew
Her Ladyship
His Lordship

13:15

WELCOME TO THE
BOYS CAVE



The Property

Entrance
Entrance to the property is via an obscure glazed, composite front door which leads in to the bright and airy entrance hall. As you first walk in there is a porch area with hard wearing carpet to floor, obscure glazed, double glazed panels to walls and LED spotlights to ceiling. The porch opens in to the entrance hall with the flooring going in to wood effect flooring, neutral decor to walls and ceiling, LED spotlights to ceiling, tall gas central heating radiator, useful under stairs cupboard which is currently used as a utility cupboard having space and plumbing for washing machine and space for tumble dryer.

Fitted Kitchen
2.847m x 2.451m (9'4" x 8'0")
Accessed off the entrance hallway via an open archway. Having a continuation of the neutral decor, double glazed window to front elevation, LED spotlights to ceiling, obscure glazed, double glazed door to side elevation giving access out in to the side return. The kitchen is fitted with a range of base and wall units with a handless design, modern worksurface with matching upstand. Fitted Zanussi appliances of full height fridge freezer, additional undercounter freezer, two electric ovens, ceramic induction hob with stainless steel extractor over, full sized dishwasher stainless steel one and a half bowl sink with chrome hot and cold mixer tap.

Reception Two/Bedroom Four
2.436m x 3.918m (7'11" x 12'10")
Accessed off the entrance hall and having wood effect flooring with neutral decor to walls and ceiling, double glazed window to front elevation with modern gas central heating radiator below, LED spotlights and an additional light point to ceiling.

Living Dining Room
3.168m x 7.036m (10'4" x 23'1")
Continuation of the wooden flooring and neutral decor with two feature painted walls, double glazed door to rear elevation giving access out in to the garden with an additional double glazed door giving access in to the conservatory and there is a double glazed window to rear elevation. Two light points to ceiling, modern graphite coloured, tall gas central heating radiator, with an additional gas central heating radiator, inglenook fireplace with granite hearth, wrought iron multi fuel burner with wooden beam over.

Conservatory
2.657m x 2.937m (8'8" x 9'7")
Having a tiled floor, brick dwarf wall with double glazed panels and opening windows, double glazed, double French doors to rear elevation giving access out in to the garden, polypropylene roof, two light points to wall, gas central heating radiator and an electrical panel heater to wall.

From the entrance hall, an open carpeted staircase with LED lights fitted leads up to the first floor landing, continuation of the carpet and neutral decor, light point and loft access to ceiling (the loft is boarded and has a ladder fitted) white painted doors lead in to all rooms as well as a useful airing cupboard.

Bedroom One
3.414m x 3.614m (11'2" x 11'10")
Having wood effect flooring and a continuation of the neutral decor, double glazed windows to rear elevation with gas central heating radiator below. Huge amount of fitted storage provided by bed side tables, three single wardrobes and one double wardrobe, vanity unit with a six drawer pack, low level cupboards, high level cupboards, blanket storage over and light point to ceiling.

Bedroom Two
3.462m x 2.674m (11'4" x 8'9")
Having wood effect flooring and a continuation of the neutral decor, double glazed windows to rear elevation, gas central heating radiator, additional window to side elevation and light point to ceiling.

Bedroom Three
2.522m x 2.707m (8'3" x 8'10")
Having wood effect flooring and a continuation of the neutral decor, double glazed windows to front elevation taking in the attractive views to the front, gas central heating radiator and there is a light point to ceiling.

Shower Room
Having water resistant flooring and with walls being tiled to full height in the walk in shower, reducing to half height around the basin and toilet. Obscure glazed, double glazed window to front elevation, light point and extractor to ceiling. Brass coloured heated towel rail, built in WC, vanity unit with white basin with brass coloured mixer tap with large drawer below. Additional storage is provided by a full hight fitted cupboard. Walk in shower with brass shower attachments and controls with additional waterfall shower head.

Outside
Located to the rear of the property accessed from the living dining room and the conservatory is the enclosed garden, to the majority hard landscaped with a very manageable area of lawn. Covered storage areas to both side returns, the larger of the two has a full height garden gate which gives access out to the front of the property. The garden benefits from outside lighting, power and tap.

Garden Building
4.951m x 4.670 (16'2" x 15'3")
Currently set up as a hairdressers. Wood effect flooring, LED spotlights to ceiling, electric heaters to wall, sink unit with storage below, white painted door which leads in to the WC having a light point to ceiling, white basin with chrome hot and cold mixer tap with cupboard below and a white low level toilet.
With its own TV ariel point this could be used as additional living, sleeping or home office accommodation.

To the Front
To the front of the property is a tarmac driveway and a lawned fore garden.

Services
All mains services are believed to be connected.

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.

Council Tax
We understand the property to be Band D.

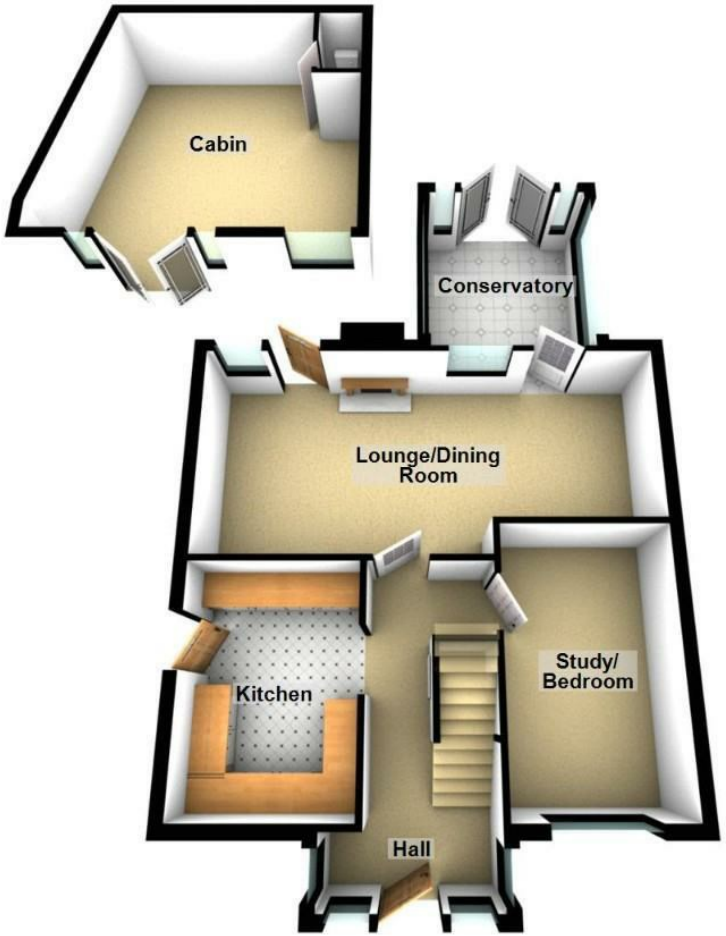
Viewing
Strictly by appointment through the Agents on 01926 411 480.

Special Note
All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

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

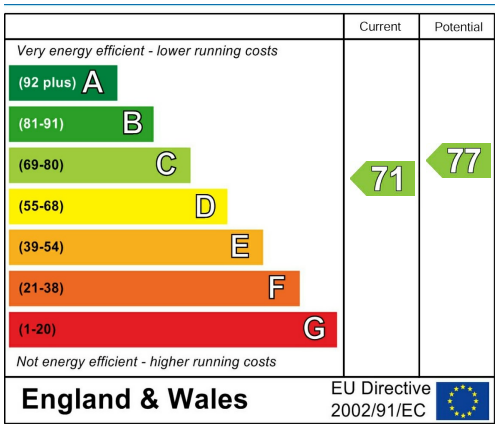
Disclaimer
Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute and part of an offer or contract. The seller does not take make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the 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.

Ground Floor



First Floor

Total area: approx. 121.1 sq. metres (1303.6 sq. feet)



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