



Bridge End, Warwick

*Distinctive  
Collection*









# Bridge End

Warwick, CV34 6PD

Price €1,350,000

Nestled in the highly sought-after area of Bridge End, Warwick, this splendid detached family home offers an exceptional living experience. With its prime location, residents will enjoy the convenience of being within walking distance to the vibrant town centre, as well as access to both private and state schools, making it an ideal choice for families.

The property boasts three reception rooms, providing ample space for relaxation and entertainment. Whether you are hosting gatherings or enjoying quiet family evenings, these versatile areas cater to all your needs. The home features four well-appointed bedrooms, ensuring that everyone has their own comfortable retreat. Additionally, there are two modern bathrooms, designed to accommodate the demands of family life with ease.

Set on one of the most desirable streets in Warwick, this home not only offers a peaceful environment but also the potential for future expansion, subject to planning permission. This flexibility allows you to tailor the property to your specific requirements, making it a truly unique opportunity.

In summary, this detached house in Bridge End is a rare find, combining a prime location with generous living space and the potential for further development. It is perfect for those seeking a family home in a vibrant community. Do not miss the chance to make this wonderful property your own.







## Location

Bridge End is one of the most desirable and attractive streets in Warwick. The neighbouring Warwick Castle is a stunning back drop. Most notably, Bridge End is within an easy walking distance of the town centre. As well as the well respected Warwick Boys School, Kings High School for Girls and Warwick Preparatory School all being within walking distance - imagine never having to do the school run ever again! Bridge End is also within the catchment for Coten End Primary and Myton Secondary School. The A46 and M40 are easily accessible, making commuting and travel straightforward.



















# The Property

## Entrance

Entrance to the property is via a solid wood front door which leads in to the Entrance Hall, being carpeted to floor, light point to ceiling, gas central heating radiator, double glazed window to front elevation, carpeted stairs lead up to the first floor landing and there are wooden doors leading in to all rooms as well as the useful under stairs cupboard.

## Down Stairs WC

Having a continuation of the carpet to floor, obscure glazed window to front elevation and there is a light point to ceiling. Fitted with a low level WC and a corner unit with basin, chrome hot and cold taps and a cupboard below.

## Study

10'11" x 9'10" (3.335m x 3.022m)

Being carpeted to floor and benefitting from being dual aspect with a large double glazed window to front elevation with gas central heating radiator below and an additional double glazed window to side elevation. Light point to ceiling.

## Living Room

19'2" x 14'4" (5.850m x 4.383m)

Carpeted to floor and flooded with natural light from the double glazed, double French doors to rear elevation which give access out in to the garden and a double glazed window to side elevation. Two double light point to walls and two single light points to wall. A feature fireplace with marble hearth and surround with wooden mantle. Gas central heating radiator an open archway which leads in to the dining room.

## Dining Room

9'5" x 15'4" (2.889m x 4.687m )

Also accessible from the entrance hall and having a continuation of the carpet, double glazed window to rear elevation overlooking the garden, gas central heating radiator below and there is a light point to ceiling.

## Breakfast Kitchen

16'3" x 14'6" (4.966m x 4.426m)

Having tiled flooring, double glazed window to rear elevation overlooking the garden and double, French, double glazed doors to rear elevation giving access out in to the garden. Two light points to ceiling and under wall unit lighting.

The kitchen is fitted with a range of base and wall units with a solid wood, cream coloured frontage with granite worksurface over, the back splash is tiled in a subway tile. Fitted with a full sized, integrated fridge, an underwork surface mounted, stainless steel double sink with chrome hot and cold mixer tap, a cream coloured, range style oven with a five ring gas hob above and integrated extractor over and there is a gas central heating radiator.

Wooden doors lead in to the garage and the utility room.

## Utility Room

Continuation of the flooring and having matching units to that in the kitchen, light point to ceiling, wood effect, butcher block style, melamine work surface, white ceramic sink with matching drainer and chrome hot and cold mixer tap. double glazed window to rear elevation and double glazed panel to side elevation. Space and plumbing for washing machine and dishwasher, space for tumble dryer and there is a floor standing boiler.

From the entrance hall carpeted stairs lead up to the first floor landing where there is a continuation of the carpet, two light points to ceiling, large loft access to ceiling (the loft is fully boarded, has a ladder and light point and is a great space for storage or for a conversion in to a useable room - STPP), glazed panel to high level, letting in natural light and wooden doors lead in to all rooms, including the airing cupboard which provides storage and houses the hot water tank.

## Bedroom One

13'11" x 14'5" (4.245m x 4.402m)

Carpeted to floor, double glazed windows to rear elevation, gas central heating radiator below, two light points to ceiling, two large, double fitted wardrobes.

## Ensuite Shower Room

Having wood effect flooring with walls being tiled to full height, double glazed, obscure glazed window to rear elevation and there is a light point to ceiling. Fitted with a white basin set in a large quartz work surface and having chrome hot and cold taps and having two double cupboards below, bidet, built in wc, gas central heating radiator and a walk in shower with chrome and white shower controls and attachments.

## Bedroom Two Sitting Area

10'11" x 14'2" (3.332m x 4.343m)

Currently set up as an additional sitting room but could be used as a dressing room, study etc and having carpet to floor, double glazed window to front elevation, gas central heating radiator below, light point to ceiling and having a large fitted wardrobe. An open archway leads in to the sleeping area.

## Bedroom Two Sleeping Area

12'1" x 10'11" (3.702m x 3.335m)

Being carpeted to floor, window to rear elevation, gas central heating radiator below and there is a light point to ceiling.



# The Property

## Bedroom Three

10'11" x 12'6" (3.343m x 3.823m)

Carpeted to floor, double glazed window to front elevation, gas central heating radiator below, light point to ceiling and a large fitted wardrobe.

## Bedroom Four

11'2" x 7'5" (3.410m x 2.2617m)

Carpeted to floor, double glazed window to rear elevation, gas central heating radiator below, light point to ceiling and a large fitted wardrobe.

## Family Bathroom

Being tiled to floor and to walls to ceiling height, window to front elevation, light points to wall, chrome heated towel rail, fitted with a white pedestal wash hand basin with chrome hot and cold tap with large frameless mirror above, bath with tiles surround, chrome hot and cold mixer tap with shower attachments, low level wc with large frameless mirror above and a separate, walk in shower.

## Outside Rear

To the rear of the property and being accessible from the living room and the breakfast kitchen is an attractive and secure garden. As you enter there is a paved patio and area of hard landscaping with a slightly raised, area of lawn which is bordered by well stocked and mature beds. To the rear corner is a wooden summer house.

The garden benefits from a wooden shed, outside lighting, an outside tap and access round to the front of the property via a wrought iron gate.

## Outside Front

To the front of the property is a large gravel driveway and lawned fore garden, mature tree and access in to the garage via a double, electrically operated, garage door.

## Garage

15'7" x 17'7" (4.765m x 5.380)

Accessible from the front via an up and over garage door. Having light and power with a door leading in to the garden and an additional door leading in to the kitchen. Window to side elevation letting in natural light.

## 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 G.

## 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.

## Disclaimer

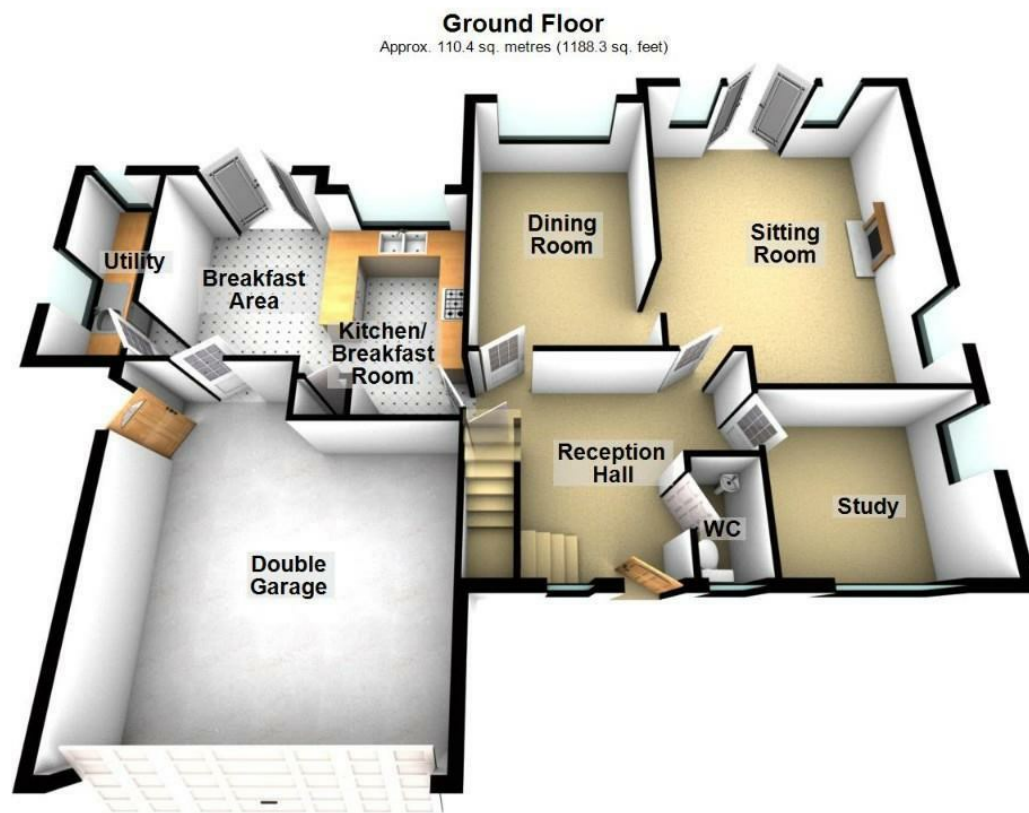
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## Survey Department

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.





Total area: approx. 205.4 sq. metres (2211.1 sq. feet)

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>		
(55-68) <b>D</b>	67	78
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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