

THORNTON CLOSE, WARWICK CV34 5XU



A deceptively large, three bedroom, end of terrace home on the popular Woodloes Park development. Offers a large amount of living accommodation and has three good sized bedrooms. Internal viewing is strongly recommended to appreciate the size of the property we have on offer.

- **Three Good Sized Bedrooms**
 - End Terrace Home
 - Breakfast Kitchen
- **Two Reception Rooms**
 - Downstairs Toilet
- **Family Bathroom to the First Floor**
 - Enclosed Rear Garden
 - EPC - D

3 BEDROOMS

PRICE GUIDE £300,000

A deceptively large, three bedroom, end of terrace home on the popular Woodloes Park development. There has been a number of improvements over the years, mainly to the conservatory which now boasts a solid roof making it a far more useable room in all seasons. Also a gas central heating system has been added, far better than the original electric heating.

This home has fabulous living accommodation of a large breakfast kitchen, large dining room and separate sitting room with electric fireplace and there is a downstairs toilet. To the first floor there are three good sized bedrooms and a family bathroom. To the rear is an enclosed garden with large area to the side elevation and to the front is a lawned fore garden.

Woodloes Park is located just outside Warwick town centre with a number of local amenities to include a doctors surgery, chemist, two conveniences stores and a pub. Warwick train station and Warwick hospital are easily walkable with the town centre being an easy twenty minute stroll away.

Entrance

Entrance to the property is via a double glazed front door which leads in to the entrance hall, having tiles to floor and with neutral décor to walls and ceiling, light point to ceiling and doors leading in to a breakfast kitchen, storage cupboard and the downstairs toilet.

Downstairs Toilet

Tiled floor and fully tiled walls to ceiling, gas central heating radiator, with low level WC and a wash hand basin.

Breakfast Kitchen 16'6" x 14'2" (5.05m x 4.34m)

Having tiles to floor and with neutral décor to walls and ceiling, double glazed, UPVC window to front elevation. The kitchen is fitted with a range of base and wall units with a wood effect frontage and a granite effect work surface over, fitted with a one and a half bowl sink with matching drainer and chrome hot and cold mixer tap, double electric oven with a ceramic electric hob with a stainless steel splash back and extractor above. Integrated, full size dishwasher, space and plumbing for American fridge freezer, space and plumbing for washing machine and space for tumble dryer. Stairs rising to the first floor landing, a UPVC, double glazed door to side elevation leads out in to the garden and side passage and a white framed, glazed door leads in to the dining room.

Dining Room/Reception Two 16'6" x 11'6" (5.05m x 3.53m)

Having tiles to floor and with neutral décor to walls and ceiling with papered feature wall, gas central heating radiator, two light points to wall, UPVC double glazed window to living room, fitted drawers and fitted shelving unit, UPVC double glazed doors leads in to the living room. Electric sockets and TV point.

Living Room 11'1" x 14'11" (3.38m x 4.57m)

With wooden laminate flooring and with neutral décor to walls and ceiling with one feature wallpapered wall, UPVC double glazed window to rear elevation and UPVC double glazed door to rear elevation leading out in to the garden. Light point to ceiling and to wall, gas central heating radiator, modern electric fire with cream surround, Electric sockets and TV point

From the breakfast kitchen, carpeted stairs lead up to the first floor landing which has an airing cupboard housing the Veissman combi boiler. The landing has neutral décor to walls and ceiling, light point and loft access to ceiling (loft having a pull down ladder, light switch and is boarded), white doors lead in to all rooms.

Master Bedroom 13'1" x 8'9" (4.01m x 2.69m)

With carpet to floor and with neutral décor to walls and ceiling with feature wallpapered wall, UPVC, double glazed window to rear elevation, gas central heating radiator, electric sockets, light point to ceiling and two built in wardrobes.

Bedroom Two 9'6" x 8'9" (2.92m x 2.69m)

With carpet to floor and with neutral décor to walls and ceiling, UPVC, double glazed window to front elevation, gas central heating radiator, electric sockets, light point to ceiling and fitted wardrobes to one wall with matching dressing table, bed base and bedside cabinet.

Bedroom Three

With carpet to floor and with neutral décor to walls and ceiling with feature wallpapered wall, UPVC, double glazed window to rear elevation, gas central heating radiator, light point to ceiling and electric sockets..

Bathroom

Being tiled to floor and to ceiling height, UPVC, double glazed, obscure glazed window to front elevation, fitted with an electric heated towel rail, bath with electric shower over, wash hand basin and low level wc.

Outside

To the front of the property is a large lawned fore garden.

To the rear is a low maintenance rear garden. As you exit the house from the living room there are wood effect paving slabs, an area of lawn, a wooden pagoda and a slightly raised and well maintained pond. Four outside electric sockets. To the side elevation a large paved area provides a great spot for drying clothes or for a shed.

Services

Mains services are believed to be connected. Gas is LPG.

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.

PLEASE NOTE: There is a monthly maintenance charge of approximately £20, payable to Orbit Housing

Council Tax

We understand the property to be Band C.

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.

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.













