

LYNNON FIELD, WARWICK CV34 6DH



**A beautifully presented, three bedroom town house in fabulous condition with a newly fitted kitchen, modern bathrooms and newly fitted central heating boiler with Hive controls. There is also the benefit of a garage and parking.
Popular residential location with amenities right on the doorstep.**

- Three Bedrooms
- Modern Bathroom, En-Suite Shower Room and Downstairs WC
 - Newly Fitted Kitchen
 - Kitchen Diner
 - Living Room
 - Study/Bedroom Four
 - Enclosed Rear Garden
- Garage with Light and Power
 - Parking
 - EPC - TBC

3 BEDROOMS

OFFERS OVER £390,000

A beautifully presented, three (potentially four) bedroom town house on Chase Meadow within walking distance of Warwick town centre. Within the development there is a parade of shops, a doctors surgery, pharmacy and a pub. There is also a nursery, primary and secondary school all within walking distance.

This home has been well maintained and improved by the current owners and now boasts a newly fitted kitchen, new central heating boiler connected to the Hive, smart system and a covered outdoor seating area.

This is in move in ready condition and early viewing is strongly recommended.

Accommodation in brief; entrance hall, study/bedroom four, downstairs WC, modern breakfast kitchen and separate utility room. To the first floor is the large living room and bedroom two with en-suite shower room. To the second floor is the master bedroom, modern family bathroom and bedroom three. Outside there is an enclosed garden with covered seating area, single garage with loft style storage, light and power. There is parking to the front of the garage.

Entrance

Entrance to the property is via an obscure glazed front door which leads in to the entrance hall. Oak effect flooring and neutral décor to walls and ceiling, LED spotlight to ceiling with additional light point fitted, gas central heating radiator, electric socket and phone point, Hive thermostat, white painted doors leading in to all rooms including the useful understairs cupboard.

Study/Bedroom Four 8'2" x 9'3" (2.511m x 2.838m)

Continuation of the oak effect flooring and neutral décor to walls and ceiling with one feature wallpapered wall, white UPVC double glazed window to front elevation with Roman blind fitted, gas central heating radiator below. LED spotlight to ceiling, various electric sockets, TV point and electric socket to high level.

Downstairs WC

Continuation of the flooring and the décor, light point to ceiling, extractor to ceiling and a fuse box to high level. Fitted with a white low level WC and a white pedestal wash hand basin with a modern chrome mixer tap with a mosaic splash back and a gas central heating radiator.

Fitted Kitchen/Diner 17'11" x 8'2" (5.480m x 2.494m)

Having a tiled floor and with neutral décor to walls and ceiling with one feature wooden wall to the dining area. White UPVC double glazed, double French door to rear elevation leading out in the garden, LED spotlights to ceiling and there is a tall, modern, graphite coloured, gas central heating radiator. The kitchen is fitted with a range of handle less units, the base ones being in a high gloss light grey and the wall units being bright white with a granite effect , melamine work surface, under wall unit lighting, electric sockets and fused switches. The walls are tiled in a marble effect. Fitted with a Bosch electric oven, a Neff four ring gas hob over and a Bosch, black and stainless steel extractor above, integrated Kenwood full sized dishwasher, graphite coloured one and a half bowl sink with matching drainer with swan neck, chrome, mixer tap, space for a full height fridge freezer.

Separate Utility Room

Tiles to floor and with neutral décor to walls and ceiling, obscure glazed, double glazed door to rear elevation giving access out in to the garden, light point and extractor to ceiling. Fitted with a base and double wall unit with brushed chrome handles and a granite effect, melamine work surface. Space and plumbing for washing machine and space for tumble dryer. Newly fitted Worcester gas central heating boiler, electric sockets, fused switched and a tiled splash back.

From the entrance hall, carpeted stairs lead up to the first floor landing where there is a continuation of the carpet and décor, LED spotlights to ceiling, gas central heating radiator and electric socket.

Living Room 14'11" x 16'0" (max) (4.551m x 4.899m (max))

Carpeted to floor and with neutral décor to walls and ceiling with one feature wall papered wall. Two large, UPVC double glazed windows to front elevation which let in a huge amount of natural light with wooden slatted blinds fitted, two light points to ceiling and an additional LED spotlight, gas central heating radiator, various electric sockets, TV point and a coal effect, live flame, gas fire with marble hearth and surround with a stone mantle.

Bedroom Two 10'2" x 10'6" (max) (3.111m x 3.210m (max))

Carpeted to floor and with neutral décor to walls and ceiling with one feature wall papered wall, white UPVC double glazed window to rear elevation with Roman blind fitted. LED spotlights to ceiling, electric sockets, gas central heating radiator, two double fitted wardrobe and one single fitted wardrobe and a handy alcove which is perfect for a chest of drawers.

En-Suite Shower Room

Tiled to floor and to walls to full height in the walk in shower and to half height around vanity unit and toilet, obscure glazed, double glazed window to rear elevation, gas central heating radiator, LED spotlights to ceiling. Fitted with a double vanity unit with white basin and a modern chrome mixer tap with shaver point above, walk in corner shower with chrome shower attachments and additional waterfall shower head and a white low level WC with chrome push flush.

From the first floor landing, carpeted stairs lead up to the second floor landing with a large, obscure glazed, double glazed panel to side elevation letting in natural light. There is a continuation of the carpet and décor, LED spotlights to ceiling, gas central heating radiator digital heating controls and electric socket. Loft access to ceiling, loft being partially boarded and having a pull down loft ladder. Airing cupboard which houses the lagged hot water tank and also provides useful storage.

Bedroom Three 16'1" x 9'2" (max) (4.920m x 2.809m (max))

Carpeted to floor and with neutral décor to walls and ceiling, two white UPVC double glazed window to rear elevation, light point to ceiling and one wall light, electric sockets, gas central heating radiator.

Bedroom One 16'1" x 11'2" (4.915m x 3.423m)

Carpeted to floor and with neutral décor to walls and ceiling with one feature wall papered wall, two white UPVC double glazed window to front elevation with wooden slatted blinds fitted. two light point to ceiling, electric sockets, gas central heating radiator, two double fitted wardrobes. Feature wooden detail to one wall.

Family Bathroom

Being tiled to floor and to walls to half height around basin and toilet and to full height around the bath and shower area. LED spotlights to ceiling and there is a chrome heated towel rail. Fitted with a "P" shaped bath with a rainfall shower head and chrome shower controls, the bath taps are set in a corner position and have a shower attachment. Vanity unit with two large drawers, white basin and chrome hot and cold mixer tap, white low level WC with chrome push flush and there is an extractor fan to ceiling.

Outside

To the rear of the property and accessed from the kitchen diner and the utility room is the enclosed garden. As you exit the house there is a wooden "L" shaped deck which is covered and provides an ideal seating and dining area, a raised wooden area provides a good amount of storage as well as the perfect platform for cooking outside, there is an area of lawn, a half moon of hard standing and slightly raised flower beds and an outside tap and light. A full height wooden gate leads to the garage and parking.

Garage 17'3" x 8'10" (5.270m x 2.715m)

Accessed via a white up and over door with light and power and a really useful, loft style storage area with additional light point.

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 E.

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.

Management Department

For all enquiries regarding rental of property, or indeed management of rented property, please contact Pauline Carrera-Silva on (01926) 438123

Survey Department

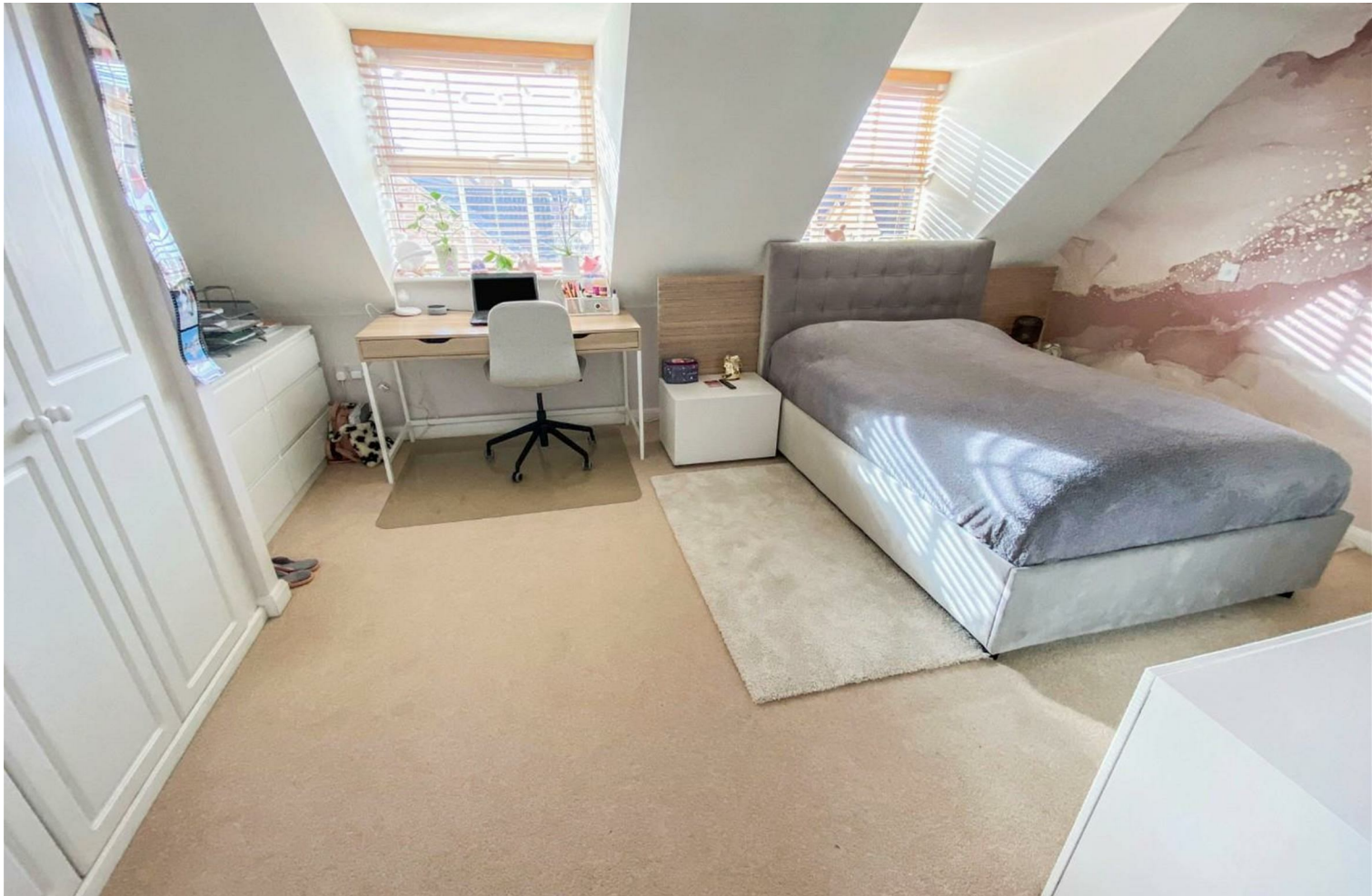
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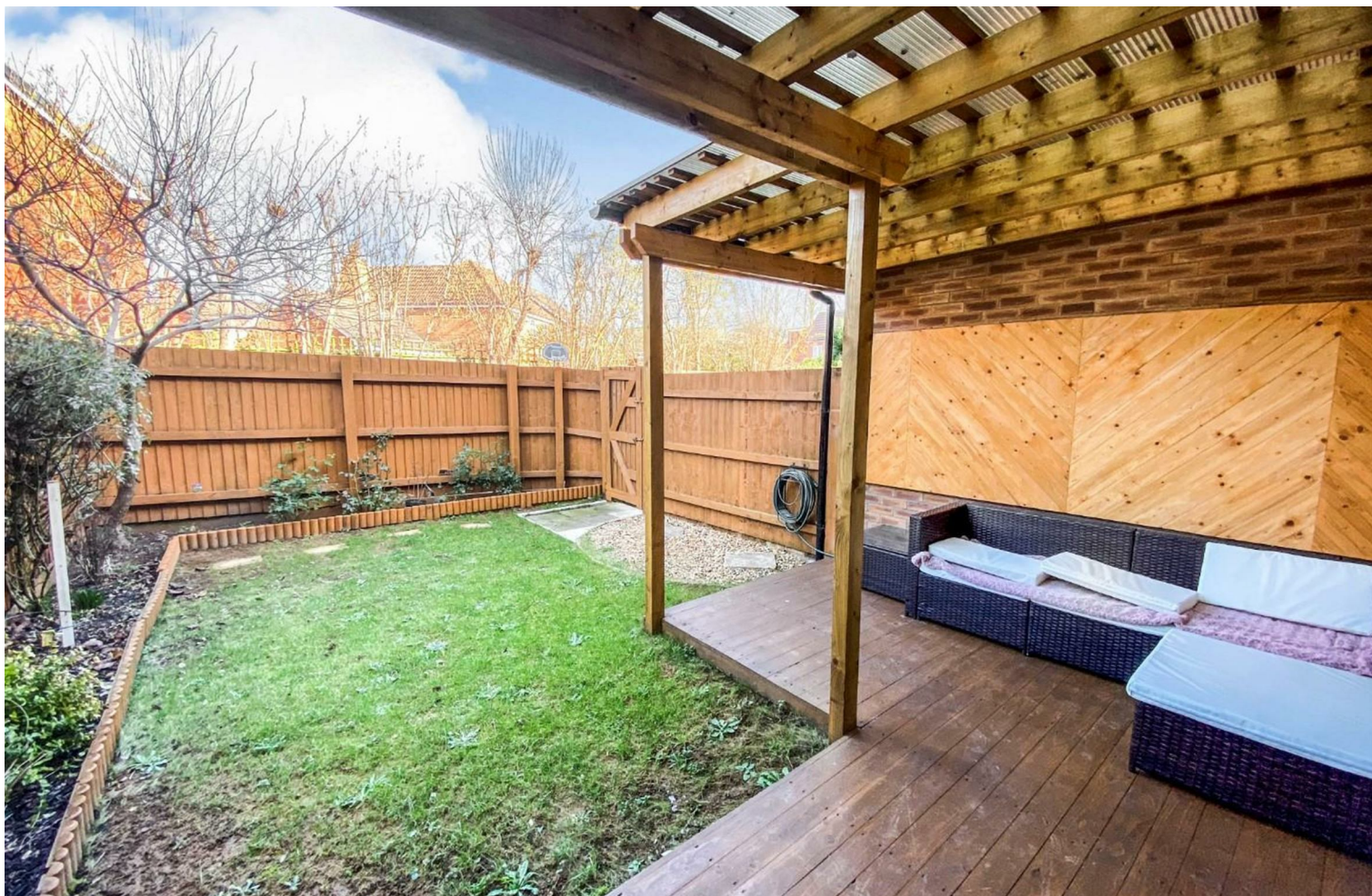


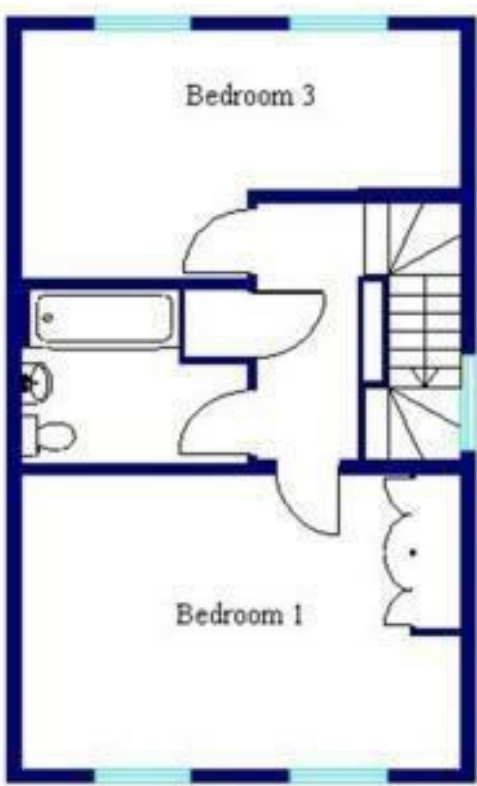




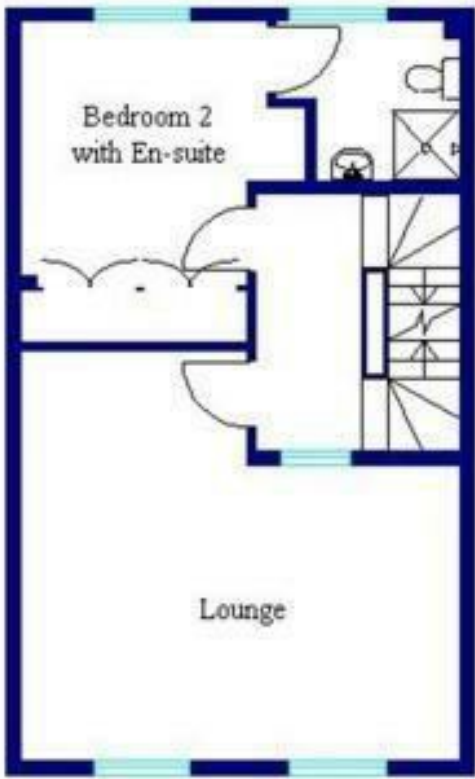




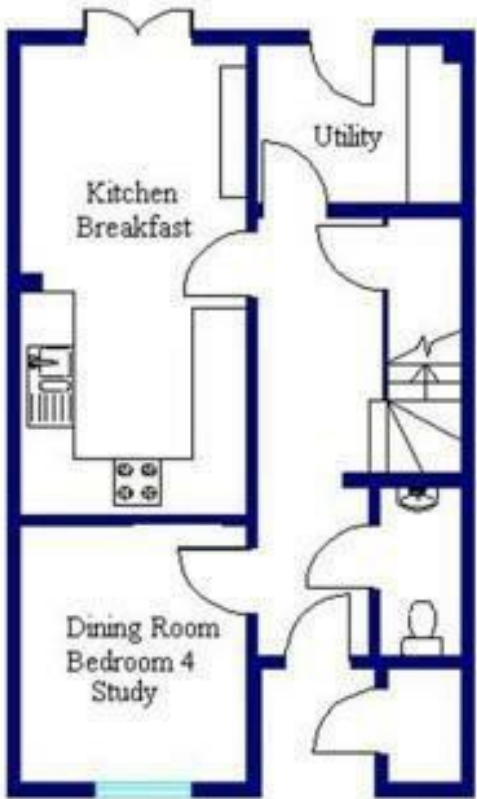




Second Floor



First Floor



Ground Floor

31 Lynnon Field
Gross Internal Area: 1292 sq ft 120 sq m

Floor plans are for illustration purposes and are not to scale.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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