



Friary Close | Warwick | CV35 8TD

Guide price £350,000



# Friary Close | Warwick | CV35 8TD

Nestled in the tranquil setting of Friary Close, Hampton Magna, Warwick, this charming link-detached house offers a wonderful opportunity for families and individuals alike. Boasting three spacious bedrooms, this property is perfect for those seeking a comfortable and inviting home.

Positioned at the end of a peaceful cul-de-sac, the house benefits from a serene environment, with picturesque parkland adjacent to the property, providing a delightful backdrop for leisurely strolls or outdoor activities. The location is ideal for those who appreciate the beauty of nature while still being conveniently close to local amenities.

The house is in move-in ready condition, allowing you to settle in without delay. However, there is potential for updating, enabling you to personalise the space to your taste and style. This flexibility makes it an excellent choice for those looking to add their own touch to a well-loved home.

The pretty rear garden is a standout feature, offering a lovely outdoor space for relaxation, gardening, or entertaining guests. It is a perfect spot for children to play or for hosting summer barbecues with family and friends.

In summary, this delightful link-detached house in Hampton Magna presents a fantastic opportunity for those seeking a family home in a peaceful location. With its spacious bedrooms, charming garden, and proximity to parkland, it is a property that truly deserves your attention.



- Link Detached Home
- Open Plan Living Dining Room
- Fitted Kitchen
- Down Stairs WC
- Three Bedrooms
- Family Shower Room
- Attractive Rear Garden
- Garage and Driveway
- No Upward Chain
- EPC -





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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

#### Entrance

Entrance to the property is via a double glazed front door which opens in to the porch. An obscure glazed, double glazed door leads in to the entrance hall. Neutral carpet and decor, light point to ceiling, gas central heating radiator and carpeted stairs lead up to the first floor landing.

#### Dining Area

2.729m x 2.704m (8'11" x 8'10")

The carpet and decor continues from the entrance hall, light point to ceiling, large double glazed window to rear elevation overlooking the garden, gas central heating radiator below. A white painted door houses useful under stairs storage with light point to high level.

From the dining area a square opening leads in to the living room.

#### Living Room

7.266m x 3.615 (23'10" x 11'10")

Continuation of the carpet and neutral decor, dual aspect with double glazed windows to front and rear elevations both having gas central heating radiators below. Two light point to ceiling and a stone clad chimney breast wall with a coal effect, live flame, gas fire fitted.

#### Kitchen

4.041m x 2.070m (13'3" x 6'9")

Accessed from the dining area via an obscure glazed, wooden framed door leads in to the kitchen via a slight step down. The kitchen is tiled to floor and has neutral decor to walls and ceiling with a tiled backsplash. Double glazed window to rear elevation and an obscure glazed, double glazed door to side elevation giving access out in to the garden.

The kitchen is fitted with a range of base and wall units with a cream coloured shaker style frontage with a brushed chrome handle and a granite effect, melamine worksurface. Integrated appliances of a double electric oven, microwave, ceramic four ring induction hob with extractor over, dishwasher, washing machine, under counter fridge and under counter freezer. Stainless steel, one and a half bowl sink with matching drainer and a chrome hot and cold mixer tap and a Worcester gas central heating boiler. Gas central heating radiator and a fitted table giving dining space for two people.

#### Downstairs WC

Accessed from the kitchen and being tiled to floor and fitted with a light point to ceiling, extractor to high level, white pedestal wash hand basin with chrome hot and cold mixer tap, an electric towel heater and a macerator toilet.

From the entrance hall, carpeted stairs lead up to the first floor landing, obscure glazed, double glazed window to side elevation, light point and loft access to ceiling. Airing cupboard with lagged hot water tank.

#### Bedroom One

3.277m x 4.464m (10'9" x 14'7")

Carpet to floor and neutral decor to walls and ceiling, full length double glazed panel and opening window to front elevation, light point to ceiling, gas central heating radiator. Fitted units of two double wardrobes with blanket storage over, vanity unit, eight drawer unit and two bed side tables.

#### Bedroom Two

2.820m x 2.986m (9'3" x 9'9")

Continuation of the neutral decor to walls and ceiling, carpet to floor, double glazed window to rear elevation with gas central heating radiator below, light point to ceiling, double fitted wardrobe with blanket storage over and a four drawer unit.

#### Bedroom Three

2.213m x 2.586m (7'3" x 8'5")

Carpeted to floor, neutral decor to walls and ceiling, double glazed window to front elevation, gas central heating radiator, light point to ceiling and a double fitted wardrobe with blanket storage over, handily placed on the bulk head.

#### Shower Room

1.675m x 2.033m (5'5" x 6'8")

Tile effect cushioned flooring and walls being tiled to half height around the toilet and basin and to full height in the walk in shower. Obscure glazed, double glazed window to rear elevation, light point to ceiling, chrome heated towel rail and fitted with a large walk in, corner shower with an electric shower fitted, built in WC with chrome push flush, built in wash hand basin with chrome hot and cold mixer tap, storage below from a double cupboard and to the side with a five drawer unit, shaver point and above the basin is a plinth with LED spotlights fitted.

#### Garden

To the rear of the property is a well maintained garden with a brick weave patio which runs the width of the property and continues down the side to a full height gate which gives access out to the front. A nice sized lawn is bordered with well stocked and mature flower beds. Water feature and outside tap.

#### Driveway and Garage

4.974m x 2.420m (garage) (16'3" x 7'11" (garage))

To the front of the property is a brick weave driveway with an area of lawn.

The garage benefits from light and power, is accessed via an up and over garage doors and houses the fuse board and the gas meter.

#### Council Tax

We understand the property to be Band D.

#### Viewing

Strictly by appointment through the Agents on 01926 411 480.

#### 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.

#### Special Note

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

