



Congreve Close, Warwick Price guide €475,000 *Distinctive Collection*





Congreve Close

Warwick, CV34 5RQ

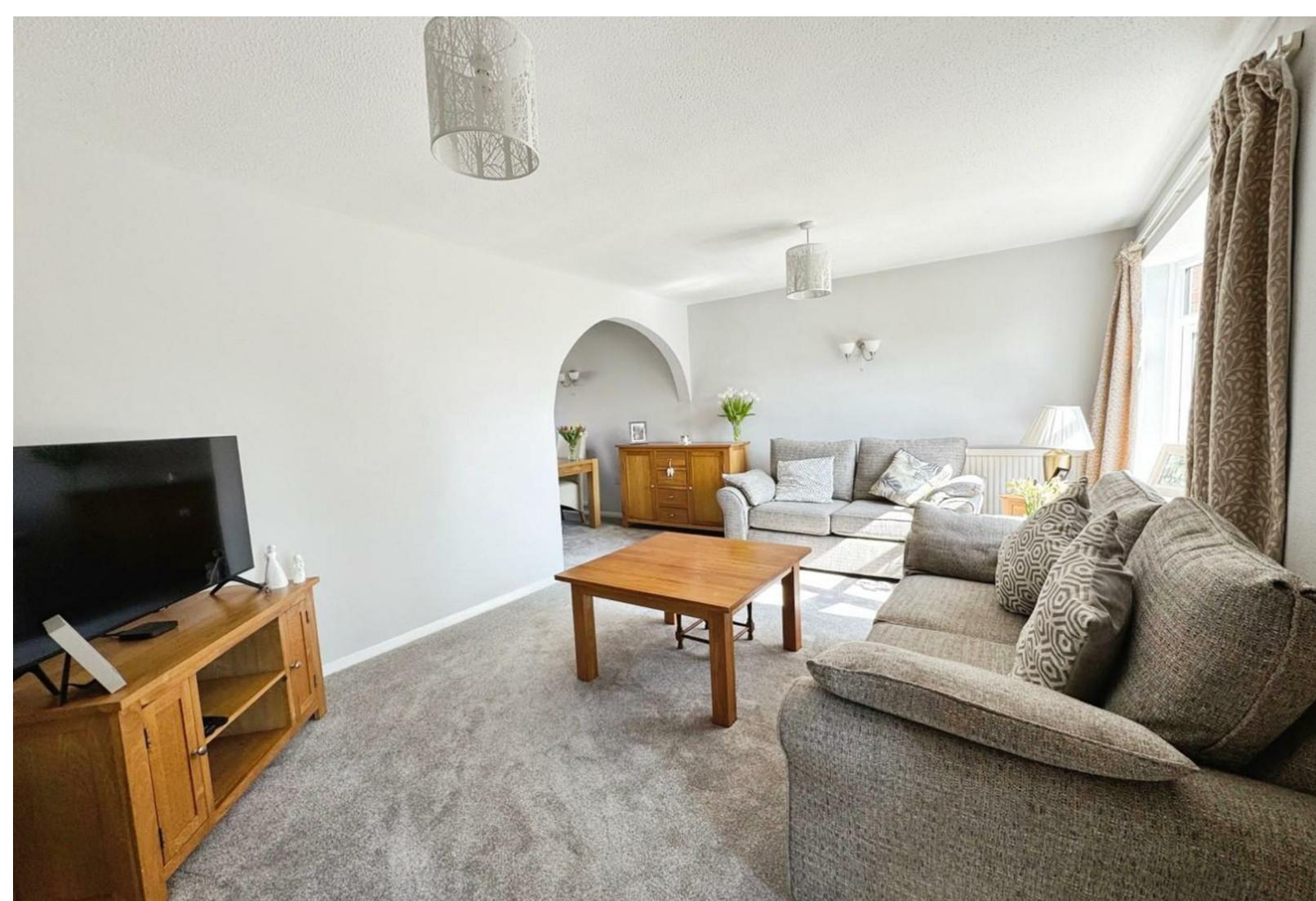
Price guide €475,000

Welcome to this charming detached family home located in the desirable Congreve Close, Warwick. This spacious property boasts four well-proportioned bedrooms, making it an ideal choice for families seeking comfort and convenience. The home features a welcoming reception room, perfect for relaxing or entertaining guests.

One of the standout features of this property is its attractive rear garden, providing a lovely outdoor space for children to play or for hosting summer gatherings. Additionally, the property includes a garage and a driveway.

The location is particularly appealing, with easy access to the train station, Warwick Hospital, and the A46 and M40 road networks, making commuting and travel straightforward. This combination of space, convenience, and a pleasant garden makes this home a wonderful opportunity for those looking to settle in a vibrant community.

In summary, this detached four-bedroom house in Congreve Close is not just a home; it is a lifestyle choice that offers both comfort and accessibility. We invite you to come and see for yourself the potential this property holds for you and your family.

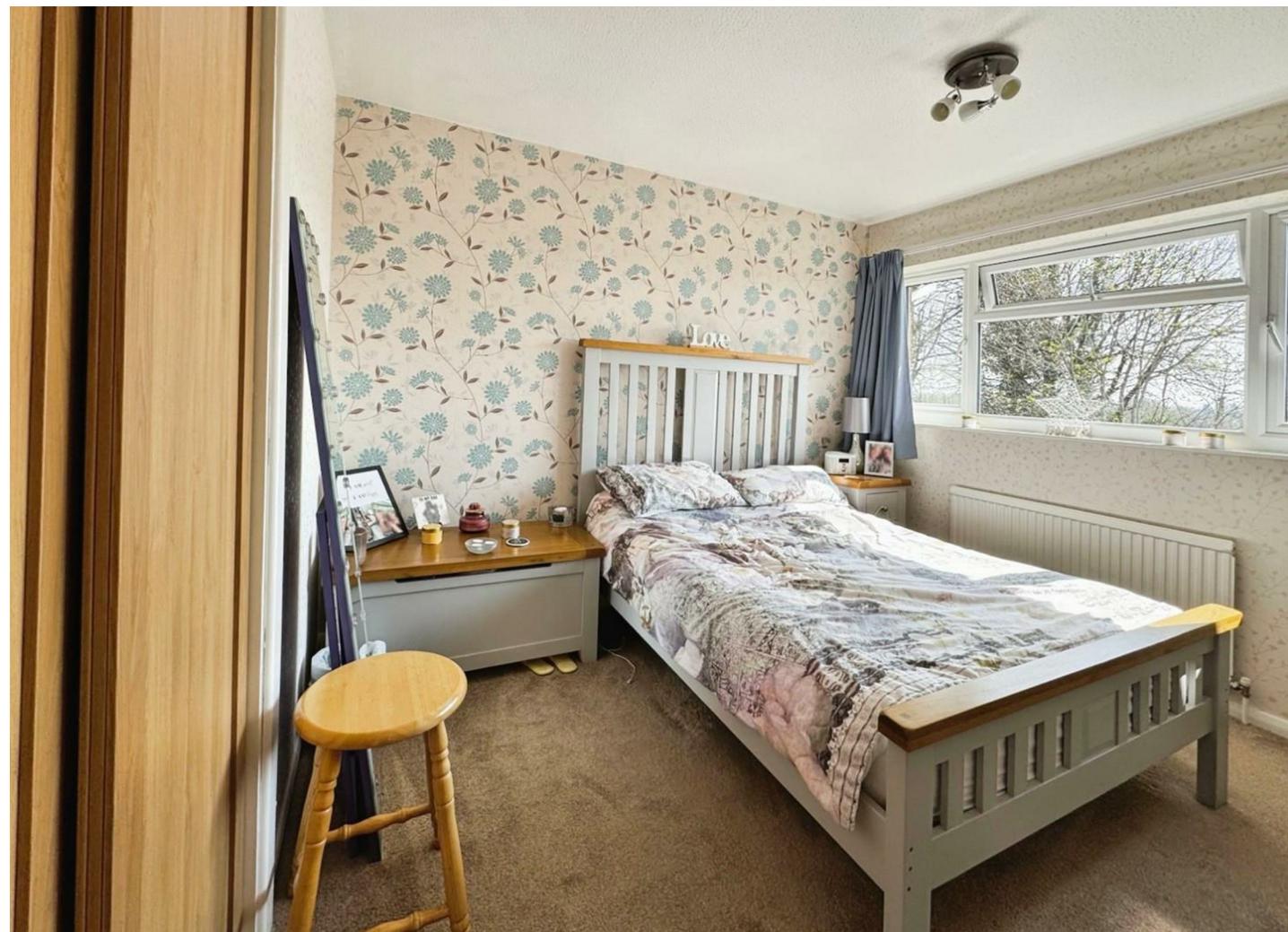




- Detached Home
- Four Bedrooms
- Living Room
- Dining Area
- Modern Fitted Kitchen
- Downstairs WC
- Family Shower Room
- Garage and Driveway
- Enclosed, Private Rear Garden
- EPC - B (84)









The Property

Entrance

Entrance to the property is via a composite front door which leads into a useful and enclosed porch. Having wood effect cushioned flooring, neutral decor to walls and ceiling, light point to ceiling and an obscure glazed, double glazed panel to front elevation and an electric heater to wall - a perfect spot for removing your shoes and hanging your coat.

Living Room

11'8" x 18'10"

Accessed from the porch via a white painted, wooden framed glazed door. Having recently fitted carpet and a continuation of the neutral decor to walls and ceiling, white UPVC, double glazed bay window to front elevation, two light points to ceiling, two light points to wall and a gas central heating radiator.

Dining Room

10'5" x 8'3"

Accessed via a large, open archway and having a continuation of the flooring and decor from the living room, white UPVC, double glazed, French door to rear elevation giving access out in to the garden. Light point to ceiling and wall, gas central heating radiator.

Fitted Kitchen

10'5" x 18'10"

Accessed from the dining room via a white painted wooden door and having wood effect flooring and a continuation of the neutral decor to walls and ceiling. White UPVC, double glazed window to rear elevation, an additional window a white UPVC and a double glazed door to rear elevation giving access out in to the garden. LED spotlights to ceiling and lighting under wall mounted units and a modern graphite coloured radiator.

The kitchen is fitted with a range of base and wall units with a high gloss, cream coloured, handle less frontage with a quartz work surface, glass splash back, one and a half bowl, stainless steel sink with matching drainer with chrome hot and cold mixer tap, integrated Hotpoint dishwasher, Indesit ceramic hob with extractor over, Integrated Neff double electric oven, integrated Hotpoint washer dryer and a full size, integrated fridge freezer.

Downstairs WC

Accessed off the kitchen via a white painted wooden door and having a continuation of the flooring and decor, white UPVC, double glazed, obscure glazed window to side elevation, light point to ceiling. Fitted with a white low level WC and a white basin with chrome hot and cold tap and a gas central heating radiator.

From the living room an open, carpeted staircase leads up to the first floor landing where there is a continuation of the carpet and decor, solid wooden doors lead in to all rooms as well as the airing cupboard which provides storage and houses the gas, combi boiler. Light point to ceiling, loft access to ceiling with the ladder fitted.

Bedroom One Dressing Area

7'11" x 5'11"

You first enter in to the dressing area which has carpet to floor and wallpaper to wall, white UPVC double glazed window to front elevation letting in a huge amount of natural light and giving lovely countryside views to the side. Gas central heating radiator below, light point to ceiling, a triple fitted wardrobe and a large shelf over bulk head position.

An open archway leads in to the main part of Bedroom One.

Bedroom One Sleeping Area

12'7" x 14'9"

Having a continuation of the carpet and decor, large, white UPVC double glazed window to front elevation, again benefitting from the attractive views, light point to ceiling and there is a large chest of drawers.

Bedroom Two

10'10" x 12'7"

Being carpeted to floor and having neutral decor to walls and ceiling, white UPVC double glazed window to front elevation letting in a huge amount of natural light and giving lovely countryside views to the side, gas central heating radiator, light point to ceiling and a large fitted, double wardrobe.

Bedroom Three

8'7" x 12'7"

Being carpeted to floor and having neutral decor to walls and ceiling, white UPVC double glazed window to rear elevation letting in a huge amount of natural light and giving lovely countryside views to the side, gas central heating radiator, light point to ceiling and a large fitted, double wardrobe.

Family Shower Room

Being tiled to floor and benefitting from underfloor heating, the walls are tiled to full height to the majority of the walls, white uPVC, obscure glazed, double glazed, window to rear elevation, spotlights and extractor to ceiling, chrome heated towel rail. Fitted with a large walk in shower with shower boarding to walls to full height and a chrome shower with chrome shower attachments with additional, waterfall shower head. Built in vanity unit with white basin with chrome hot and cold mixer tap, white low level WC with chrome push flush, useful worksurface area and a tall cupboard and cupboard under the basin for storage.

Bedroom Four

9'3" x 7'8"

Being carpeted to floor and with neutral decor to walls and ceiling, white UPVC double glazed window to rear elevation, gas central heating radiator below, light point and loft hatch to ceiling.

Rear Garden

Being accessed from the kitchen and the dining room. As you enter the garden there is a paved patio which runs the width of the property. The paving carries on down the side of the property to a wrought iron gate which give access out to the front of the property and pedestrian access in to the garden.

To the other side elevation there is a large paved area where there are two sheds. Three paved steps lead up to a wooden gate to side elevation giving access out on to the farm track. From the paved patio, two steps lead up to a nice sized area of lawn and area of hard landscaping where there is currently a greenhouse. The lawn is bordered by flowerbeds being well stocked with mature plants. The garden benefits from being South West facing and an outside tap.

Front Garden

To the front of the property is a lawned fore garden which could be turned in to additional parking (STPP) and a tarmacked driveway.

Garage

8'1" x 16'8"

Accessed from the front via a white up and over door and from the side via a part glazed wooden door. Having cement floor and exposed brick walls, benefitting from light and power. Controls for the solar panels

Photographs

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

Viewing

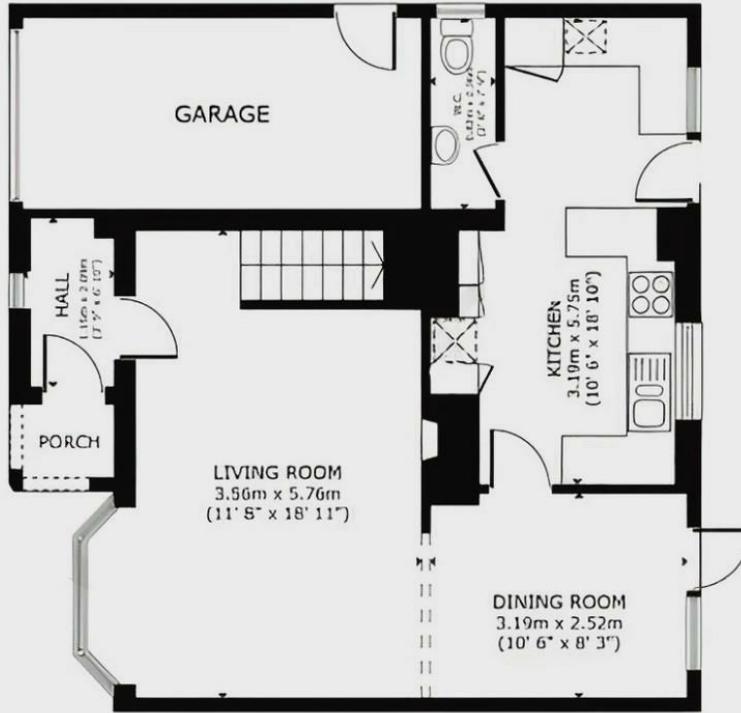
Strictly by appointment through the Agents on 01926 411 480.

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

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.



GROSS INTERNAL AREA
 GROUND FLOOR 53.0 sq.m. (570 sq.ft.) FLOOR 1 56.8 sq.m. (611 sq.ft.)

EXCLUDED : GARAGE 11.7 sq.m. (126 sq.ft.)
 TOTAL : 109.7 sq.m. (1,181 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	86
(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	

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