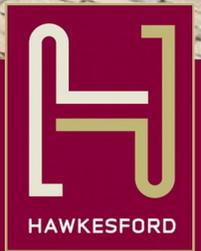




Gould Road | Hampton Magna | CV35 8TU



## Gould Road | Hampton Magna | CV35 8TU

Situated on Hampton Magna we have for sale this four bedroom detached home being within easy walking distance of Warwick Parkway train station make this a fabulous property for somebody who needs to commute to London or Birmingham.

The A46, M40 and associated road networks are also easily accessible. Located just outside the medieval town of Warwick which boasts a spectacular castle, a number of well respected primary and secondary schools, a number of boutique shops and an abundance of bars and restaurants.

This property has a number of amenities on its doorstep to include a public house, shop, cafe and primary school.

To the front elevation there is open countryside and the views from the main bedroom window take full benefit of this.

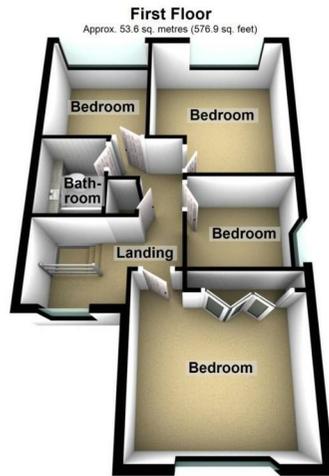
Early viewing is essential to ensure you do not miss out on this family home.



Located at the end of a quiet cul de sac we are pleased to bring to market this four bedroom detached home. The garage has been converted to create an additional room down stairs which could be utilised as an additional bedroom, a home office or a second reception room.

This is a good sized with home with ample parking on the driveway and a private rear garden. Call the Warwick office today to book your viewing.





Total area: approx. 110.2 sq. metres (1185.7 sq. feet)

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

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

#### Entrance

Entrance to the property is from the side elevation via a white UPVC double glazed front door which leads in to the light and airy entrance hall. Having wooden laminate flooring and neutral décor to walls and ceiling, two light points to ceiling, white UPVC, double glazed window to front elevation with gas central heating radiator below, additional gas central heating radiator fitted, electric sockets, phone point, carpeted stairs lead up to the first floor landing and white painted doors lead in to most rooms. The entrance hall opens up in to the kitchen diner and a further white painted door houses useful under stairs storage.

#### Reception Two

9'11" x 8'0"

Having a continuation of the flooring and décor, white uPVC double glazed window to front elevation with lovely, countryside views and having a gas central heating radiator below, brushed chrome LED spotlights to ceiling, electric sockets and a double, white painted wooden door which houses useful storage with blanket storage above.

#### Downstairs WC

Continuation of the flooring and décor and fitted with a white low level WC, gas central heating radiator and wash hand basin with chrome hot and cold tap.

#### Utility Room

Continuation of the flooring and décor, white UPVC double glazed window to side elevation, brushed chrome LED spotlights to ceiling. The utility room is fitted with a range of base and wall units in a wood effect frontage with a brushed chrome handle, space and plumbing for washing machine, space for tumble dryer and fitted with a stainless steel sink with chrome hot and cold taps.

#### Living Room

10'10" x 16'5"

Being carpeted to floor and with neutral décor walls and ceiling. White UPVC, double glazed sliding door to rear elevation giving access out in to the garden, white UPVC double glazed window to side elevation, light point to ceiling, gas central heating radiator, various electric sockets and a TV point. Electric fire in a brushed chrome surround with a stone effect hearth and mantle.

#### Breakfast Kitchen

8'6" x 15'10"

Opening up from the entrance hall and having a continuation of the flooring and décor, white UPVC double glazed window to side and rear elevation as well as a white UPVC, double glazed, single door to side elevation giving access out in to the garden.

The kitchen is fitted with a range of base and wall units in a wood effect frontage with a brushed chrome handle and a melamine work surface. Two light points to ceiling, various electric sockets and fused switches, tiled splash back and a gas central heating radiator. There is an integrated double oven with a four ring gas hob over and an integrated extractor above, integrated dishwasher, stainless steel one and a half bowl sink with matching drainer and chrome hot and cold mixer tap and space for full sized fridge freezer.

From the entrance hall, carpeted stairs lead up to the first floor landing. Tall, obscure glazed, double glazed panel to front elevation. The carpet and décor continue on to the first floor landing, light point and loft access to ceiling. White painted doors lead in to all rooms including the useful airing cupboard.

#### Bedroom One

9'0" x 12'8"

Carpeted to floor and having neutral décor to walls and ceiling, white UPVC double glazed windows to front elevation giving fabulous countryside views, gas central heating radiator below, light point and loft access to ceiling (loft having ladders fitted) and electric sockets.

White painted bi fold doors lead in to the en-suite shower room.

#### En-Suite Shower Room

Tiled to floor and to ceiling height in the walk in shower, light point and extractor to ceiling, gas central heating radiator, white low level WC, white pedestal wash hand basin with chrome hot and cold mixer tap, shaver point and walk in shower with chrome shower controls and attachments.

#### Bedroom Four

8'11" x 7'3"

Carpeted to floor and decorated to walls and ceiling, white UPVC double glazed window to side elevation, gas central heating radiator below, light point to ceiling and electric sockets.

#### Bedroom Three

9'6" x 8'5"

Carpeted to floor and decorated to walls and ceiling, white UPVC double glazed window to rear elevation, gas central heating radiator below, light point to ceiling and electric sockets.

#### Bedroom Two

9'7" x 13'3"

Carpeted to floor and decorated to walls and ceiling, white UPVC double glazed window to rear elevation, gas central heating radiator below, light point to ceiling and electric sockets.

#### Family Bathroom

Having tiles to floor and to ceiling height, white UPVC double glazed, obscure glazed window to side elevation, light point and extractor to ceiling, large chrome heated towel rail. Fitted with a built in WC with chrome push flush, white basin with chrome hot and cold mixer tap and double cupboard below, white bath with chrome hot and cold mixer tap set in a corner position with chrome shower attachments.

#### Outside

To the rear of the property is an enclosed and private garden, to the majority laid to lawn. A gravelled pathway leads down each side of the house, to the one side there is a full height gate which opens on to the driveway to the front.

Driveway to the front giving off street parking for a number of vehicles. Access in to a useful wooden shed providing storage for bikes, garden tools etc.

#### 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 D.



1 The Hughes, 24 - 26 Swan Street, Warwick, CV34 4BJ  
warwick@hawkesford.co.uk

01926 411 480 www.hawkesford.co.uk

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.