

## JOHN SCOTT WAY, WARWICK CV34 6NY



**Located in John Scott Way, Chase Meadow, Warwick, this modern property offers a delightful blend of comfort and convenience. Built in 2015, the home spans an impressive 915 square feet and features three generously sized bedrooms, making it an ideal choice for families or those seeking extra space.**

- End Terrace Home
- Kitchen Diner with Separate Utility Area
- Living Room
- Downstairs WC, Master Bedroom En-Suite Shower Room and a Family Bathroom
- Three Good Sized Bedrooms
- Enclosed Rear Garden
- Garage and Driveway
- Popular Residential Area
- No Upward Chain
- EPC -

**3 BEDROOMS**

**PRICE GUIDE £345,000**

Upon entering, you are welcomed into a bright and airy entrance hall giving access to a well-appointed reception room that provides a perfect setting for relaxation or entertaining guests, a kitchen diner with utility area and a downstairs WC. The property boasts two bathrooms on the first floor, ensuring ample facilities for all occupants. The thoughtful layout enhances the living experience, allowing for both privacy and communal living.

One of the standout features of this home is the ample parking available, accommodating up to three vehicles with ease. The property includes a garage and a driveway, providing additional convenience for residents and visitors alike.

Situated within walking distance is a parade of shops, food outlets, and a local pub, offering a vibrant community atmosphere and easy access to everyday amenities. The absence of an upward chain further simplifies the buying process, making this property an attractive option for prospective buyers.

In summary, this home in Warwick presents a wonderful opportunity for those looking to settle in a thriving area with excellent local facilities. With its modern features and spacious layout, it is sure to appeal to a wide range of buyers.

### **Entrance**

Entrance to the property is via a composite front door, which leads into the entrance hall. Having large slate tiles to floor, neutral decor walls and ceiling, light point to ceiling, gas central heating radiator, carpeted stairs lead up to the first floor landing, access to understairs cupboard and white painted doors leads into all rooms.

### **Guest WC**

Having continuation of the slate flooring and neutral decor, light point to ceiling, gas central heating radiator, pedestal wash hand basin and a low level flush wc.

### **Kitchen Diner 15'2" x 11'0" (4.623 x 3.362)**

#### maximum measurements

Having a range of wall and base units, integrated appliances include a slimline dishwasher, electric oven, fridge freezer, four ring gas hob set into wood effect worksurface with a glass splashback and a stainless steel extractor over. Continuation of the tiled floor and decor, double glazed windows to front and rear elevation, gas central heating radiator, recessed spotlights to ceiling, one and a half bowl stainless steel sink with matching drainer set into worksurface and the Logic combi boiler is also housed in here.

Open archway leads into the utility area with matching flooring and decor. With recessed spotlights to ceiling, gas central heating radiator, matching base unit and worksurface to the kitchen, space and plumbing for a washing machine, stainless steel sink with machine drainer set into worksurface and a double glazed door gives access outside.

### **Living Room 17'7" x 10'10" (5.375 x 3.320)**

Having carpet to floor, neutral decor walls and ceiling, bay double glazed window to front elevation, two gas central heating radiator below, double glazed double French doors give access out to the rear garden, two light points to ceiling.

### **First Floor Landing**

Returning to the entrance hall, carpeted stairs lead up to the first floor landing, having double glazed window to front elevation, carpet to floor, neutral decor, light point and access to loft void to ceiling.

### **Bedroom One 10'10" x 11'0" (3.320 x 3.369)**

Continuation of carpet and neutral decor, double glazed window to front elevation, gas central heating radiator below, light point to ceiling and a mirror fronted double wardrobe with sliding doors.

**En Suite**

Servicing the main bedroom, the ensuite has a low level flush wc, pedestal wash hand basin, large walk in shower cubicle with a Mira electric shower fitter, tiled walls, obscure double glazed window to rear elevation, chrome heated towel rail, lightpoint and extractor to ceiling and a shaver socket.

**Bedroom Two 12'3" x 8'2" (3.744 x 2.494)**

Continuation of carpet and neutral decor, double glazed window to front elevation, gas central heating radiator below, light point to ceiling and a built in wardrobe.

**Bedroom Three 6'8" x 11'0" (2.056 x 3.372)**

Continuation of carpet and neutral decor, double glazed window to rear elevation, gas central heating radiator below and light point to ceiling.

**Family Bathroom**

Having low level flush wc, pedestal wash hand basin, panelled bath with shower over, high gloss tiles to floor and tiled walls, obscured double glazed window to rear elevation, chrome heated towel rail, lightpoint and extractor to ceiling.

**Rear Garden**

To the rear of the property is an enclosed garden with a paved patio near the house. The majority of the garden is laid to lawn, but there is also a path that runs along the garage to the far end where there is an additional area of hard standing which can be used for extra seating/entertaining. A full height gate leads out to the driveway.

**Driveway and Garage**

To the side of the property there is a tarmac driveway providing off road parking and giving front access into the garage via a metal up and over door. Benefiting from having power and light and a pedestrian access to the rear.

**Council Tax**

We understand the property to be Band D

**Viewing**

Strictly by appointment through the Agents on 01926 411 480.

**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.

**Special Note**

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

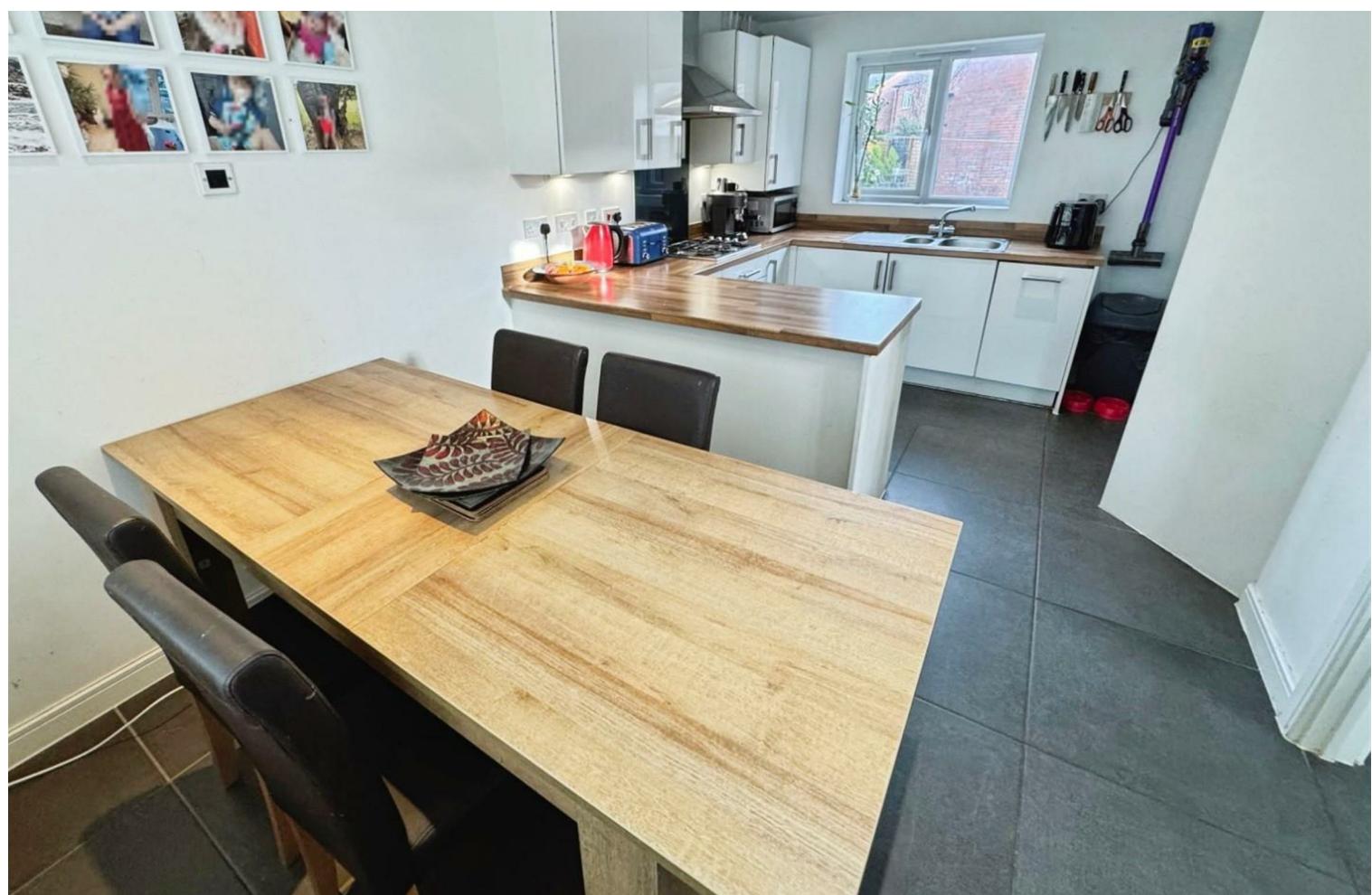
**Photographs**

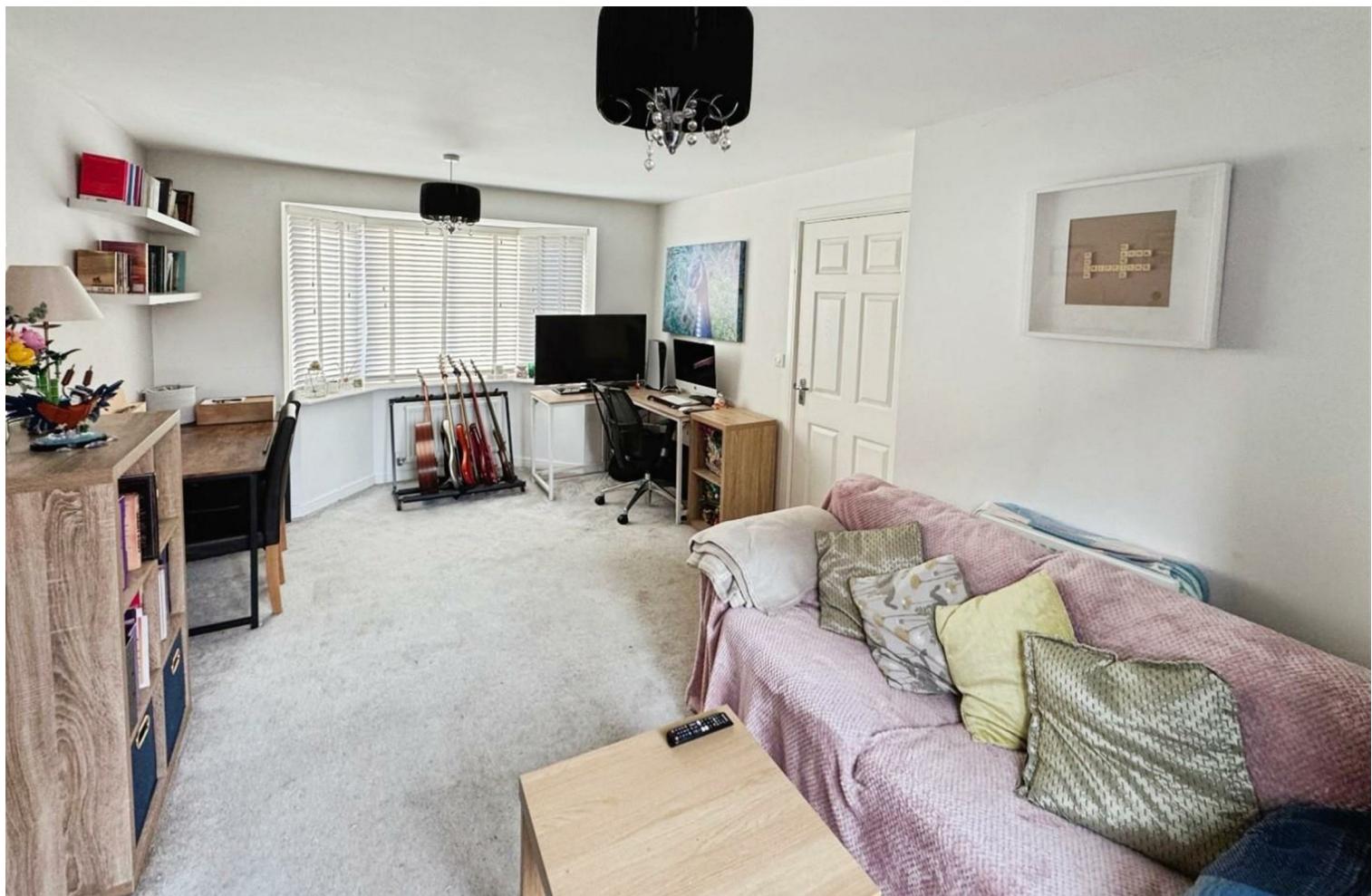
Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

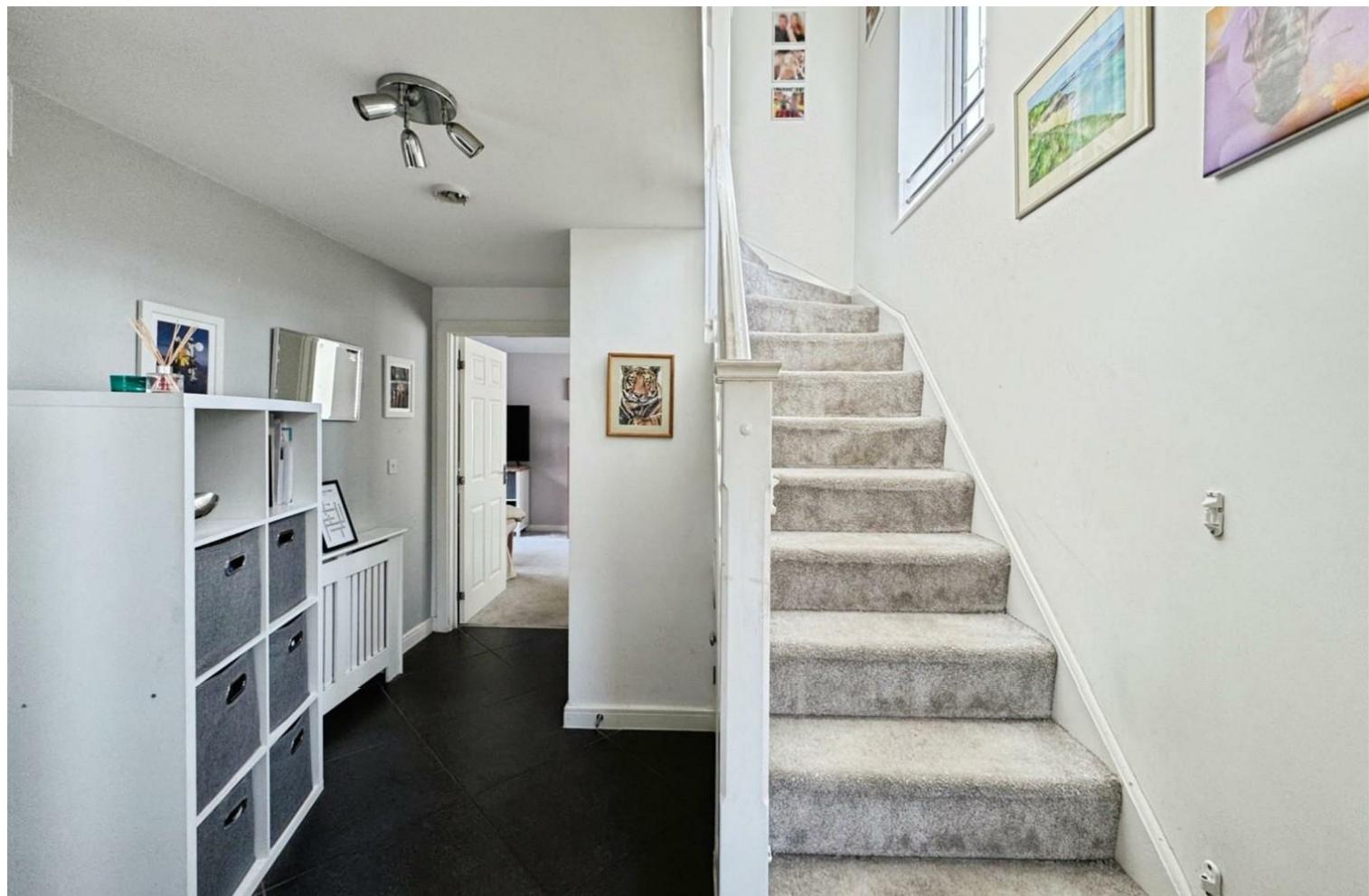
**Disclaimer**

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 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

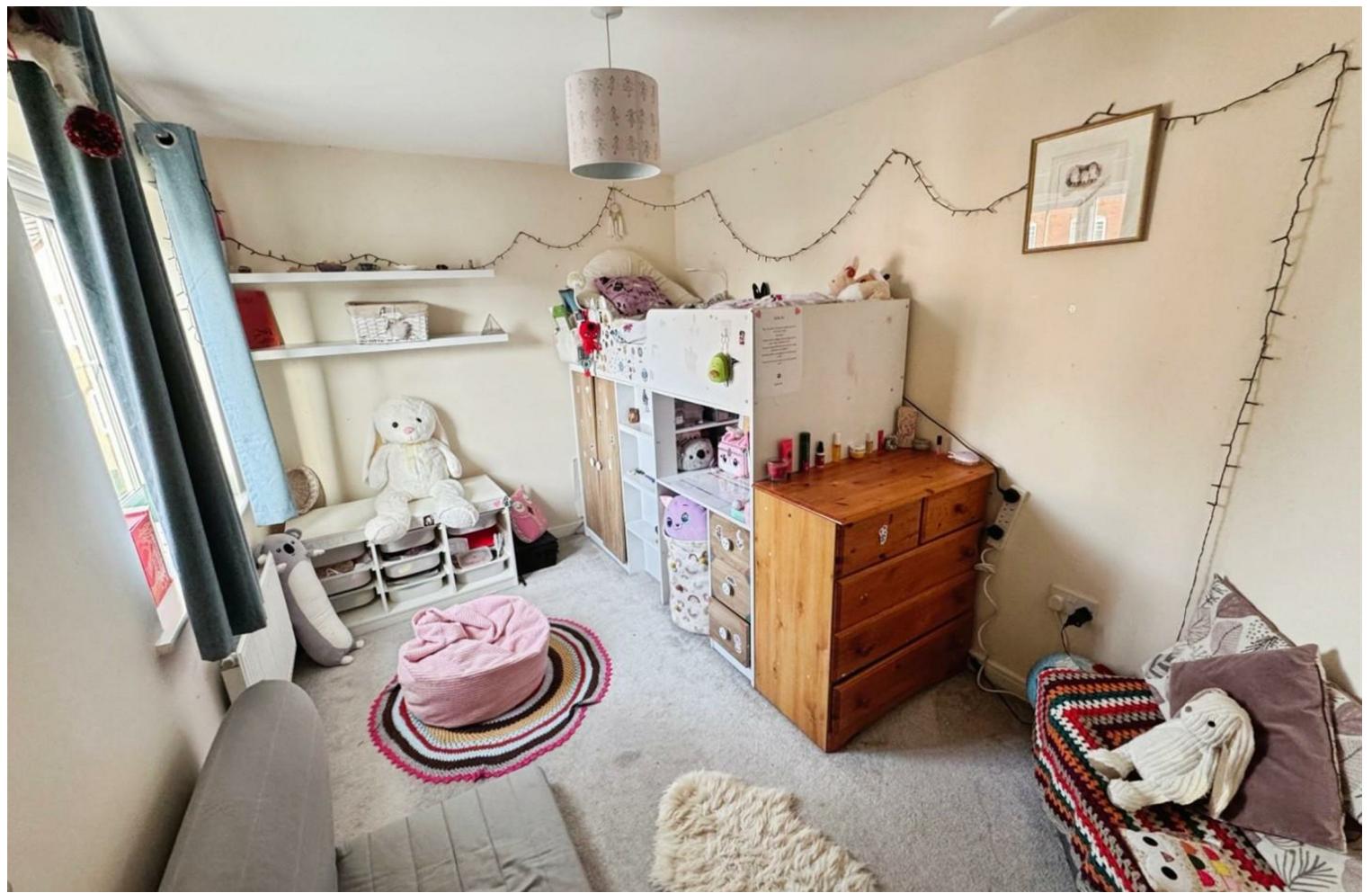
confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide; about the property is verified on inspection and also by your conveyancer.



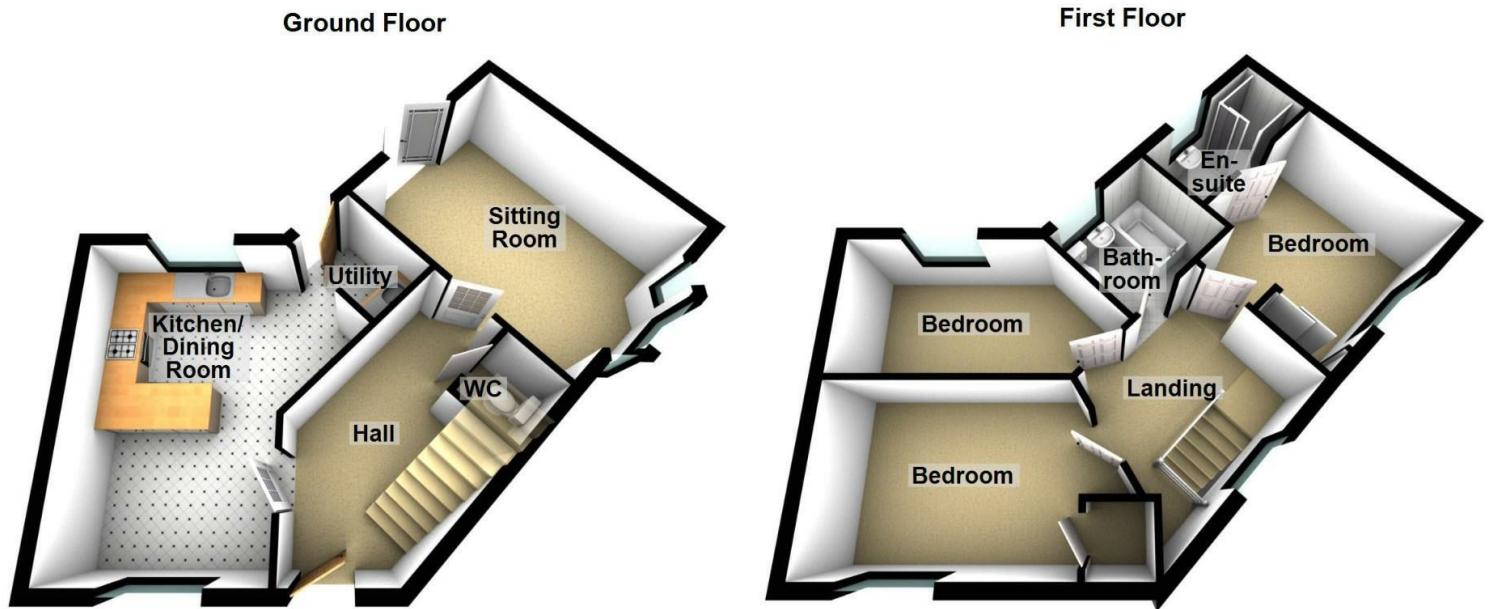












Total area: approx. 83.5 sq. metres (899.3 sq. feet)

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

www.hawkesford.co.uk t: 01926 411480 e: warwick@hawkesford.co.uk