



Conrad Lewis Way | Warwick | CV34 8AL

Price guide €550,000



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Located in the desirable area of Conrad Lewis Way, Warwick, this splendid detached house offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The well-appointed reception room provides a delightful space for relaxation and entertaining, while the two modern bathrooms ensure ample facilities for all residents.

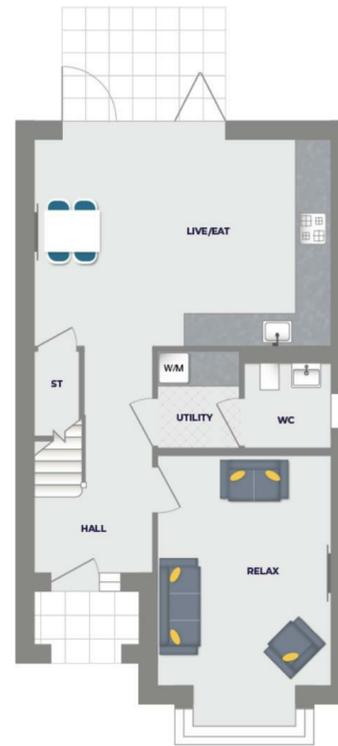
The location is particularly advantageous, situated conveniently between the vibrant town centres of Warwick and Leamington Spa. Residents will appreciate the easy access to the A46 and M40, making commuting a breeze. Additionally, the nearby Leamington train station offers excellent transport links for those who travel regularly.

This property also boasts a large garage, complemented by driveway parking, providing ample space for vehicles and storage. The combination of its spacious interiors and prime location makes this home a rare find in the area. Whether you are looking to settle down in a family-friendly neighbourhood or seeking a property with excellent transport links, this house on Conrad Lewis Way is sure to meet your needs. Do not miss the opportunity to make this charming residence your own.



- Modern Four Bedroom Detached Home
- Ideal Location for Warwick and Leamington Town Centres
- Easy Access to M40, A46 and Leamington Train Station
- Downstairs WC and Utility, Family Bathroom and En-Suite Shower Room
- High End Fixtures and Fittings Throughout
- Spacious Living Room
- Large Hallway opens in to Modern Fitted Kitchen/Living/Dining Room
- Large Garage with Driveway Parking to the Front
- Enclosed Rear Garden
- EPC - B (84)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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	

Living Room

3.34m x 4.38m (10'11" x 14'4")

Located at the front of the property, with a large square, bay style window.

Kitchen/Living/Dining Room

5.70m x 3.95m (18'8" x 12'11")

Located at the rear of the property and having a high end fitted kitchen with all integrated appliances. Bi-fold doors open in to the rear garden.

Utility Room

Space and plumbing for washing machine and tumble dryer, fitted with a low level WC and a wash hand basin

Bedroom One

3.34m x 4.94m (10'11" x 16'2")

With a good amount of fitted wardrobe storage.

En-Suite Shower Room

2.24m x 1.39m (7'4" x 4'6")

Fitted with a built in Wc with chrome flush plate, a white basin with chrome hot and cold mixer tap and a large walk in shower.

Bedroom Two

3.42m x 2.92m (11'2" x 9'6")

Bedroom Three

2.18m x 2.92m (7'1" x 9'6")

Bedroom Four

2.27m x 2.80m (7'5" x 9'2")

Family Bathroom

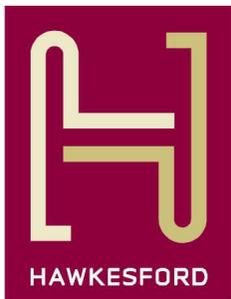
2.19m x 1.69m (7'2" x 5'6")

Fitted with a built in WC with chrome flush plate, a white basin with chrome hot and cold mixer tap and a white bath with chrome controls and shower attachments.

Outside

To the rear is an enclosed, mainly lawned garden.

Located to the side of the property is a large garage with light and power. Driveway parking is located to the front of the garage.



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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.