

## YEW TREE WAY, BARFORD CV35 8EF



**A beautifully presented, modern, three bedroom town house in the popular village of Barford. Early viewing is strongly recommended to appreciate all this property has to offer.**

- Popular Village Location
- Modern Fitted Kitchen
- Lovely Living Room
- Downstairs WC, Family Bathroom and En-Suite Shower Room
  - Fabulous Master Bedroom with Vaulted Ceilings
  - Two Further Bedrooms
  - Enclosed Rear Garden
- Garage and Driveway Parking
  - Attractive Outlook
  - EPC - B (85)

**3 BEDROOMS**

**PRICE GUIDE £395,000**

Nestled in the charming village of Barford, Warwick, this delightful semi-detached, town house on Yew Tree Way offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

As you enter, you are greeted by a warm and inviting atmosphere, with ample natural light flowing through the living areas. The layout is thoughtfully designed, providing a seamless flow between the living room, dining area, and kitchen, making it perfect for both entertaining guests and enjoying quiet family evenings.

The bedrooms are generously sized, offering a peaceful retreat at the end of the day. Each room is designed to maximise space and comfort, ensuring that everyone has their own sanctuary. The property also benefits from a well-maintained garden, providing an excellent outdoor space for children to play or for hosting summer barbecues.

Located in Barford, you will enjoy the tranquillity of village life while still being within easy reach of Warwick's vibrant town centre. The area boasts excellent local amenities, including shops, schools, and parks, making it a desirable location for families and professionals alike.

This semi-detached, town house on Yew Tree Way is not just a home; it is a lifestyle choice, offering a perfect balance of rural charm and modern convenience. Do not miss the opportunity to make this lovely property your own.

### **Entrance**

Entrance to the property is via a composite front door which opens in to the spacious hallway. Having wood effect flooring, neutral decor, spotlights to ceiling, gas central heating radiator, open area under stairs position and white painted door houses a cupboard under the stairs. An additional shallow cupboard houses the fuse box.

### **Downstairs WC**

Continuation of flooring and decor, light point and extractor to ceiling, fitted with a white pedestal wash hand basin with chrome hot and cold mixer tap and a white low level WC.

### **Breakfast Kitchen 12'3" x 8'9" (3.741m x 2.685m )**

Continuation of the flooring and neutral decor, double glazed window to front elevation, gas central heating radiator, LED spotlights to ceiling and lighting under wall mounted cupboards, extractor fitted to ceiling. The kitchen is fitted with a range of base and wall units with a mocha coloured frontage and a brushed chrome handle, melamine work surface with matching upstand and tiled backsplash. Integrated Zanussi appliances of a full height fridge freezer, double electric oven, four ring gas hob with stainless steel extractor over, washing machine and dishwasher. Stainless steel one and a half bowl sink with matching drainer and chrome hot and cold mixer tap.

### **Living Room 13'10" x 12'6" (4.241m x 3.822m)**

Carpeted to floor with a continuation of the neutral decor. Double glazed, French door to rear elevation giving access out in to the garden, gas central heating radiator and there are two light points to ceiling.

From the entrance hall, carpeted stairs lead up to the first floor landing where there is a continuation of the carpet and decor, two light points to ceiling and there is a gas central heating radiator.

### **Bedroom Two 13'10" x 12'7" (4.236m x 3.838m)**

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

**Family Bathroom**

Tiled to floor and to full height to walls around the bath and shower, reducing to half height around the basin and toilet. Light point and extractor to ceiling. The bathroom is fitted with a white low level WC, white pedestal wash hand basin with chrome hot and cold mixer tap, gas central heating radiator and a white bath with chrome hot and cold taps, chrome handlebar shower controls and attachments.

**Bedroom Three 9'6" x 7'1" (2.921m x 2.168m )**

Continuation of the carpet from the landing, continuation of the neutral decor with one feature wallpapered wall, double glazed window to front elevation with gas central heating radiator below and there is a light point to ceiling.

**Main Bedroom 18'6" x 10'0" (5.657m x 3.069m )**

A white painted door from the landing opens in to an inner hallway which has a continuation of the carpet and decor, double glazed window to front elevation with gas central heating radiator below and light point to ceiling. Carpeted stairs leads up to the bedroom which has a fabulous vaulted ceiling, double glazed window to front elevation with gas central heating radiator below, Velux window to ceiling to rear elevation, four light points to wall, three double fitted wardrobes in a mocha coloured frontage.

**En-Suite Shower Room**

Tiled to floor and to walls to full height in the shower reducing to half height around toilet and basin, light point, extractor and Velux window to ceiling, fitted with a chrome heated towel rail, white pedestal wash hand basin with chrome hot and cold mixer tap, white low level WC and a walk in shower with an electric shower fitted.

**Outside**

To the rear of the property is a fully enclosed garden which is to the majority laid to lawn. A glazed door leads in to the garage and a full height, solid gate leads out to the garage and driveway.

**Garage and Driveway 18'5" x 10'2" (5.633m x 3.123m)**

The garage is accessed from the front via an up and over garage door and benefits from light and power. To the front of the garage is a long tarmac driveway which gives off street parking for at least three vehicles.

**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.

**Services**

All mains services are believed to be connected.

**Council Tax**

We understand the property to be Band D.

**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.

**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 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.















Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>85</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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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