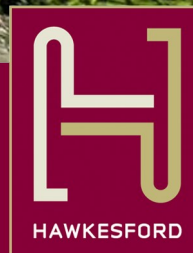




Masefield Avenue, Warwick

Asking Price £380,000





Extended three bedroom semi detached house, with large driveway parking and pretty rear garden.
Perfect for couples and families.



Masefield Avenue

Warwick, CV34 6JU

Offers over £370,000

This charming semi-detached house presents an excellent opportunity for families seeking a spacious and comfortable home. Boasting three well-proportioned bedrooms, this extended family residence is designed to cater to modern living.

As you approach the property, you will appreciate the generous off-road parking available, providing space for multiple vehicles. Upon entering, there is a welcoming entrance hall that gives access to the sitting room that has a gas fired stove. The hall continues into an inviting open plan kitchen diner, perfect for family gatherings and entertaining guests. The solid roof conservatory enhances the living space, allowing you to bask in natural light while enjoying delightful views of the expansive west-facing rear garden.

The garden itself is a true highlight, featuring two patio areas that offer ideal spots for al fresco dining or simply relaxing in the sun. The large garden provides ample space for children to play or for gardening enthusiasts to cultivate their green thumb.

This home is thoughtfully designed with practicality in mind, featuring a separate utility room that adds to the convenience of daily chores. Additionally, the downstairs shower room is a valuable asset for busy families, while the recently refurbished family bathroom upstairs ensures a modern and stylish retreat.

The property comprises two large double bedrooms, providing plenty of space for rest and relaxation, alongside a sizeable single bedroom that can serve as a guest room or a home office.

In summary, this semi-detached house on Masefield Avenue is a wonderful family home that combines space, comfort, and a lovely outdoor area, making it an ideal choice for those looking to settle in the charming town of Warwick.





Property Details

Frontage

At the front of the property there is a large gravel parking area providing off road parking for a number of vehicles, and access to the side pedestrian gate. Paved path leads up to the front door.

Entrance

Stepping through the partially obscure glazed front door, with obscure glazed panels either side you enter the entrance area. Having tiled floor, wall mounted light point and a secondary door giving access into the entrance hall.

Entrance Hall

Having tiled floor, carpeted stairs to first floor landing, obscure glazed window to side elevation, recessed spotlights to ceiling and a radiator.

Sitting Room

14'0" x 11'0"

maximum measurements

Located at the front of the property, this inviting room benefits from have a large window to front elevation, living flame effect gas fired stove, wood effect flooring, recessed spotlights to ceiling and a radiator.

Open Plan Kitchen Diner

11'3" x 21'0"

maximum measurements

At the end of the entrance hall you have the open plan kitchen diner.

In the kitchen there are a number of wall and base units, four ring gas hob set into worksurface with stainless steel backsplash, stainless steel extractor hood above and electric fan oven below.

One and a half bowl stainless steel sink set into worksurface with tiled back splash, large window to rear elevation overlooking the garden, integrated dishwasher, built in breakfast bar, recessed spotlights to ceiling, access to understairs storage cupboard, obscure glazed door giving access out to the utility room

Worcester combi boiler is also house here and is approx 4 years old and has been regularly serviced.

Tiled flooring continues from the kitchen into the dining area, which offers plenty of space for formal dining, with recessed spotlights to ceiling, a radiator and double glazed doors give access into the garden room.

Garden Room

12'2" x 10'3"

Formerly a conservatory, the homeowners have transformed the space into a room that can be used all year round and offers you lovely views of the rear garden,

Having windows to side and rear elevations, tiled floor, two wall mounted light points and double patio doors give access outside.

Utility Room

6'2" x 14'7"

maximum measurements

Access via the kitchen or from the garden, the utility has a good level of storage available having various base units and storage cupboards.

Having space for a fridge freezer, space and plumbing for a washing machine, space for a tumble dryer, one and a half bowl stainless steel sink set into worksurface with tile backsplash, tiled floor, a radiator, recessed spotlights to ceiling and two obscure glazed doors that give access out to either the garden or to the front bin store area.

Shower Room

5'9" x 6'2"

Having a large shower cubicle with tiled surround, low level flush wc, vanity wash hand basin, two obscure glazed windows to side and rear elevations, recessed spotlights to ceiling and a chrome heated towel rail.

First Floor Landing

Returning to the entrance hall, carpeted stairs lead up to the first floor landing. Having obscure glazed window to side elevation, carpet to floor, recessed spotlights to ceiling, access to loft void which has a built in loft ladder, lightpoint and is partially boarded.

Property Details Cont...

Bedroom One

13'8" x 10'0"

maximum measurements

Located at the rear of the property and having large deep sill window to rear elevation, carpet to floor, recessed spotlights to ceiling, a radiator and a large built in storage cupboard.

Bedroom Two

10'5" x 11'6"

Another large double bedroom, this time located at the front of the property and having a deep sill window to front elevation, carpet to floor, recessed spotlights to ceiling, a radiator and large built in wardrobe.

Bedroom Three

7'5" x 9'2"

A good size single bedroom, nursery or office, located at the front of the property and having a deep sill window to front elevation, wood effect flooring, recessed spotlights to ceiling and a radiator.

Family Bathroom

9'10" x 5'5"

This recently refurbished bathroom has a real spa like feel, an amazing space to relax at the end of the day. With a deep soaker bath with chrome raindrop shower attachment above, tiled surround, vanity wash hand basin, low level flush wc, chrome heated towel rail, recessed spotlights to ceiling, wood effect flooring and a deep sill obscure glazed window to rear elevation,

Garden

The pretty west facing garden is mainly laid to lawn, but offers interest and room to those young and old, With plenty of space for entertaining and toys, the whole family can enjoy the outside. With a variety of mature flowing borders, established trees and hedgerows, partially walled, two patio areas and a timber shed.

Council Tax

We understand the property to be Band C

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.

Viewing

Strictly by appointment through the Agents on 01926 411 480.

Photographs

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

Survey Department

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance Valuations, together with Rent Reviews, Lease Renewals, and other professional property advice.

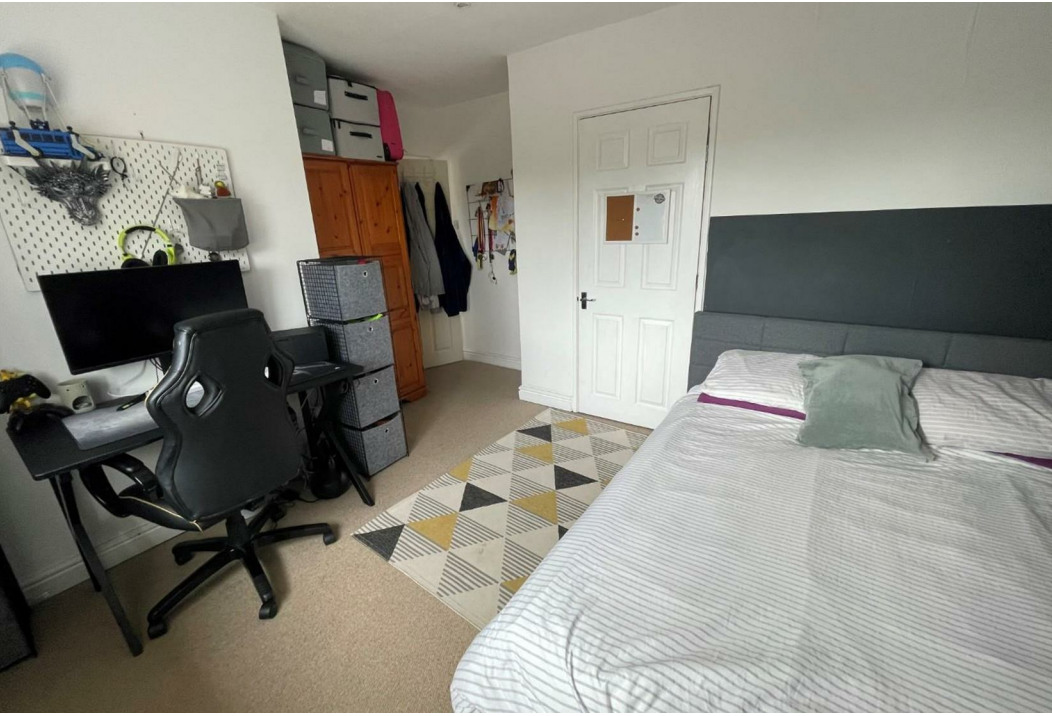
Hawkesford are also able to provide Energy Performance Certificates Telephone (01926) 438124.

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.

















General Information

Tenure: We believe the property to be Freehold. The agent has not checked the legal status of the property. The purchaser is advised to obtain verification from their legal advisers.

Mains water, gas and electricity are believed to be connected to the property. 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. Fixtures & Fittings Only those mentioned within these particulars are included in the sale price. Viewing Strictly by appointment through the Agents All electrical appliances mentioned within these sales particulars have not been tested.

All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

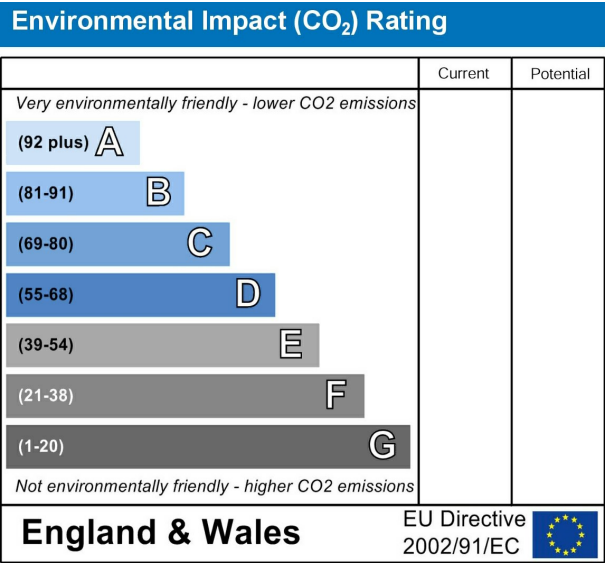
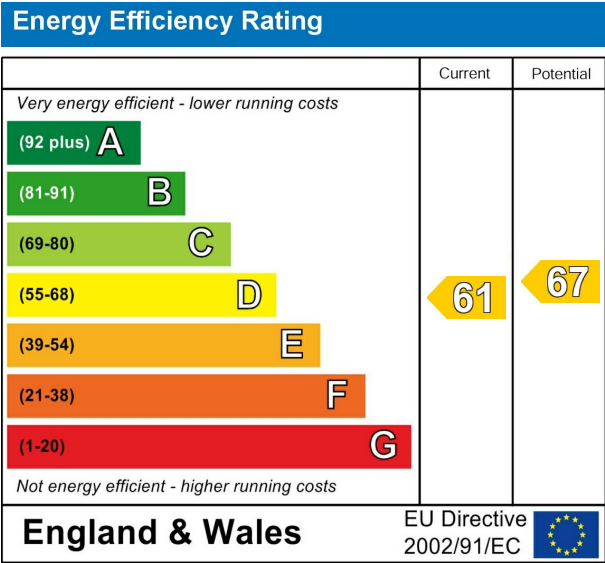
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Hawkesford Estate Agents
1 The Hughes, 24 - 26 Swan Street, Warwick, CV34 4BJ
01926 411 480 warwick@hawkesford.co.uk

