



An executive
4/5 bedroom
Detached
House located
in a gated
development
on the fringe of
Warwick.

Asking Price Of
£750,000

Find us on..



Earls Meadow,
Warwick,
Warwickshire.
CV34 6UA

FULL DESCRIPTION

THE PROPERTY

Occupying an enviable position at the head of this exclusive gated cul-de-sac located on the fringes of Warwick. Approached across a generous driveway that provides hardstanding for a number of vehicles. You enter the house into the vestibule and then into the large central hallway with dog leg staircase to the galleried landing. There is a dual aspect sitting room with fireplace, separate dining room and a stunning fitted kitchen with granite countertops, built in appliances and a separate utility room. Off the hallway is a cloakroom and a further ground floor bedroom/study with an en suite shower. On the first floor the two main suites are thoughtfully situated at either end of the landing. The master has a dressing area, bedroom and en suite shower room. The second bedroom has a Jack and Jill bathroom. There are a further two well proportioned bedrooms. Outside is an integral single garage with remote doors. The gardens extend to two sides and leads down to the brook which is behind wire fencing. The main garden is laid to lawn with a paved patio, mature borders and a large summer house. Viewing is highly recommended and the house is offered with no upward chain.

VESTIBULE

Accessed through a composite entrance door with side light window and opening into the reception hallway.

RECEPTION HALL

With a dog leg staircase rising to the first floor galleried landing with a window and skylight window on the turn. Radiator, smoke alarm and all door off to

CLOAKROOM

Fitted with a white suite that comprises a close coupled wc, pedestal wash hand basin and a radiator. Double glazed window to the fore.

SITTING ROOM

21' 3" x 13' 3" (6.50m x 4.06m)

With double glazed windows to front and side. French doors with full height side light windows, two radiators and a stone fireplace with matching hearth and mantel and housing a log burner.

DINING ROOM

12' 7" x 11' 1" (3.84m x 3.38m)

With a double glazed window to the rear with a double radiator beneath.

FITTED KITCHEN

21' 1" x 13' 6" (6.43m x 4.14m)

Comprehensively fitted with a range of Matt white units to wall and base. The base units have marble worksurfaces over with bevelled edged and with an undercounter sink unit with mixer taps. Matching granite upstands and integrated fridge freezer, dishwasher, four ring gas hob with brushed steel extractor canopy over, conventional oven with a further microwave combination oven. Kickboard heater, laminate flooring, double glazed window to the rear and door to the side and an opening into the utility room

UTILITY ROOM

13' 6" x 6' 0" (4.14m x 1.85m)

With matching units and a marble worksurface with a grooved drainer and undercounter sink unit. Granite upstands, boiler cupboard housing the combination boiler. Bosch washing machine and tumble



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EPC

76



240 sqm



dryer and a larder unit.

STUDY

13' 5" x 7' 3" (4.09m x 2.21m)

With a double glazed window to the rear with a radiator beneath, built in full height double cupboard and opening into the shower room.

SHOWER ROOM

With tiled flooring and comprising a walk in shower cubicle with a thermostatic shower, close coupled wc and a pedestal wash hand basin with mirror over. Radiator and extractor fan.

LANDING

With a radiator, airing cupboard, access to loft void and doors off to

MASTER SUITE

20' 4" x 12' 9" (6.22m x 3.89m)

With twin doublebuilt in wardrobes, three velux windows to the fore, radiator, two ceiling lights and a door into the en suite.

EN SUITE

With a double shower cubicle with sliding door and a thermostatic shower, close coupled wc and a pedestal wash hand basin. Laminate flooring, tiling to splashbacks, radiator beneath the double glazed window, heated towel rail and an extractor fan.

BEDROOM TWO

18' 6" x 13' 6" (5.66m x 4.14m)

With dual aspect double glazed windows, built in wardrobes, further window to the gable end, radiator and door into the ensuite.



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JACK AND JILL BATHROOM

Fitted with a white suite that comprises a panelled bath with mixer shower and screen, pedestal wash hand basin and a close coupled wc. Tiled flooring and splashbacks, extractor fan, heated towel rail, velux window and a communicating door from the hallway.

BEDROOM THREE

14' 2" x 9' 1" (4.34m x 2.79m)

Two velux windows to the rear and further double glazed window to the table, built in wardrobes to one wall and a radiator.

BEDROOM FOUR

10' 0" x 8' 2" (3.05m x 2.49m)

Velux window to the rear and a radiator.

REAR GARDEN

The property occupies a beautiful plot with gardens that extended to three sides. You step from the kitchen to a pathway flanked by a lawn that leads down to the brook with well stocked banks. The lawn and pathway wrap around to the rear paved terrace and formal lawn with mature borders and raised planters. It is enclosed to two boundaries with panelled fencing and has a gate onto the reserve. To one side of the property is a timber shed.

SIDE GARAGE

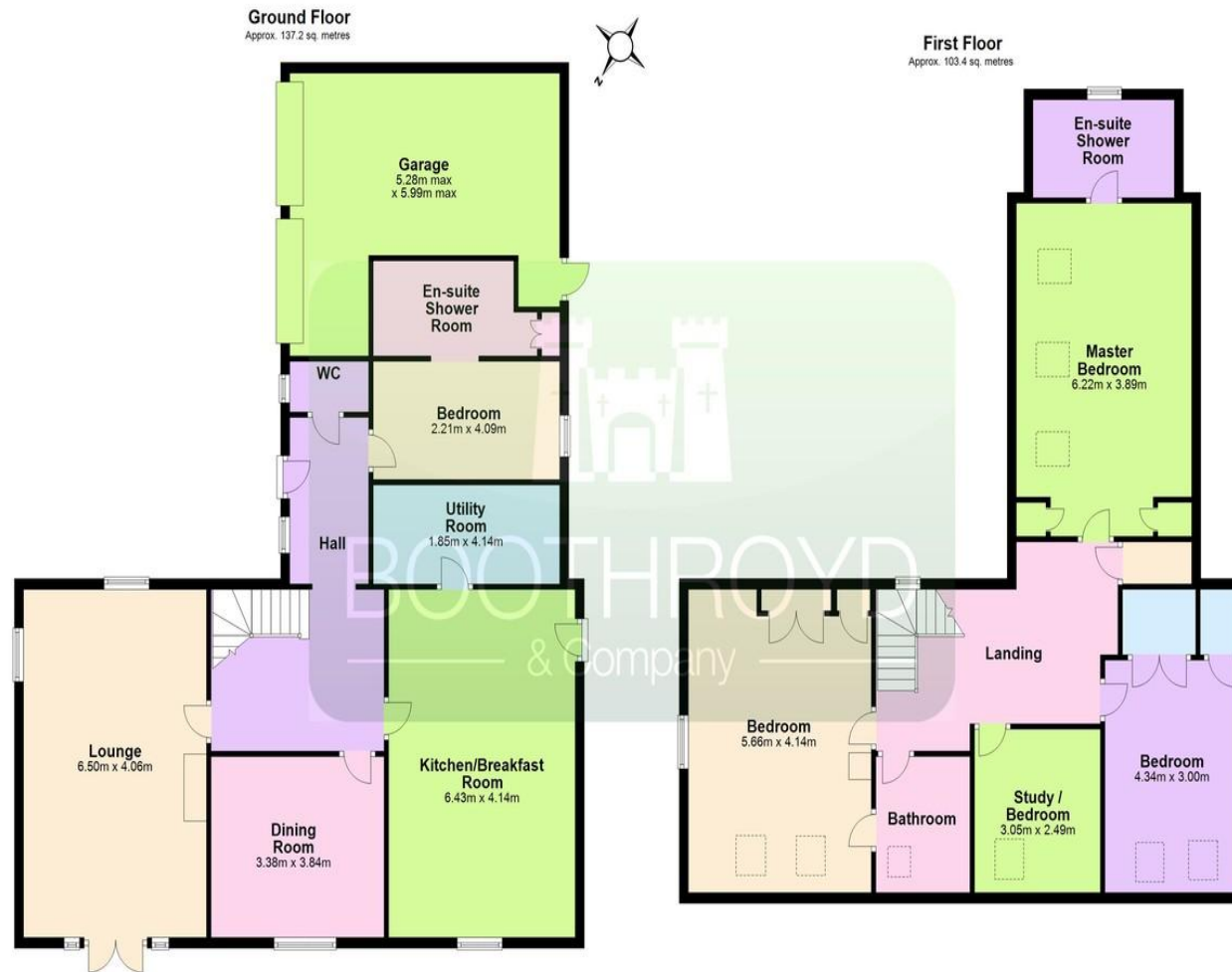
With remote control up and over door. There is racking to one wall for storage. Power and lighting laid on and a door into the rear garden. We would draw your attention to the fact that whilst there is a double doors to the garage it is in fact only a single garage

FIXTURES AND FITTINGS

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.



FLOORPLAN



Total area: approx. 240.6 sq. metres

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