



JULIE PHILPOT
RESIDENTIAL

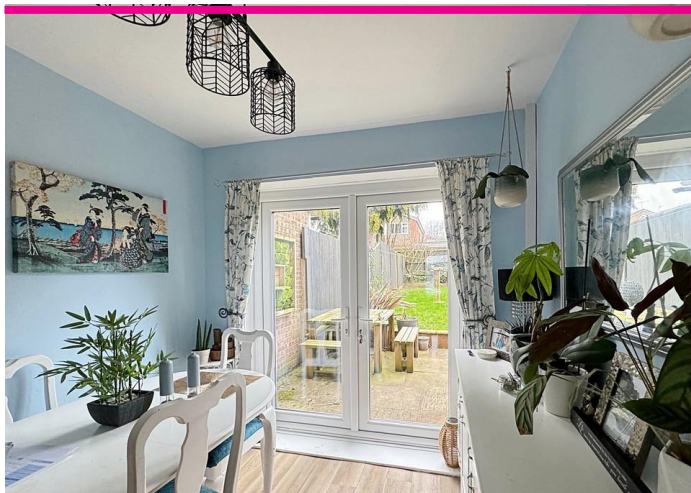


6 Deansway | Woodles Park | Warwick | CV34 5DG

£347,000

An extended semi detached house with four bedrooms, good size garden, garage and driveway parking. The property provides well planned accommodation and is in a very convenient and popular location being handy for social and shopping amenities plus schools and with easy access for commuting. There is a lounge and dining room plus kitchen and on the first floor is the family bathroom along with an en-suite to one of the bedrooms.

- Extended Semi Detached House
- Four Bedrooms, Two Receptions
- Bathroom and En-Suite
- Garden, Garage and Driveway



Property Description

DOOR TO

ENCLOSED PORCH

With built in storage cupboard and door to:

LOUNGE

16' 1" x 15' 6" (4.9m x 4.72m)

With parquet flooring, two radiators and feature fireplace with electric fire. Understairs storage cupboard. Archway to:

DINING ROOM

9' 7" x 8' 11" (2.92m x 2.72m)

With French doors to rear garden and door to:

KITCHEN

8' 9" x 8' 2" (2.67m x 2.49m)

Having a range of cupboard and drawer units, stainless steel sink, four ring gas hob with electric oven under and extractor hood over. Round edged work surfaces and matching wall units.

FIRST FLOOR LANDING

Having access to roof storage space. Storage cupboard housing Worcester gas boiler.

BEDROOM ONE

10' 9" x 9' 8" (3.28m x 2.95m)

With built in double wardrobe and radiator.

BEDROOM TWO

11' 7" x 9' 8" (3.53m x 2.95m)

With built in double wardrobe, radiator and rear garden views.

BEDROOM THREE

18' 8" x 7' 7" (5.69m x 2.31m)

This is a double room having been extended from the original house. There are windows to the front and rear, a radiator and built in wardrobe. Archway to:

EN-SUITE

A compact en-suite with archway, shower, w.c., and wash basin.

BEDROOM FOUR

7' 8" x 6' 0" (2.34m x 1.83m)

With built in wardrobe and radiator.

BATHROOM

Having panelled bath with separate shower enclosure, w.c., pedestal wash basin and complimentary tiling.

OUTSIDE

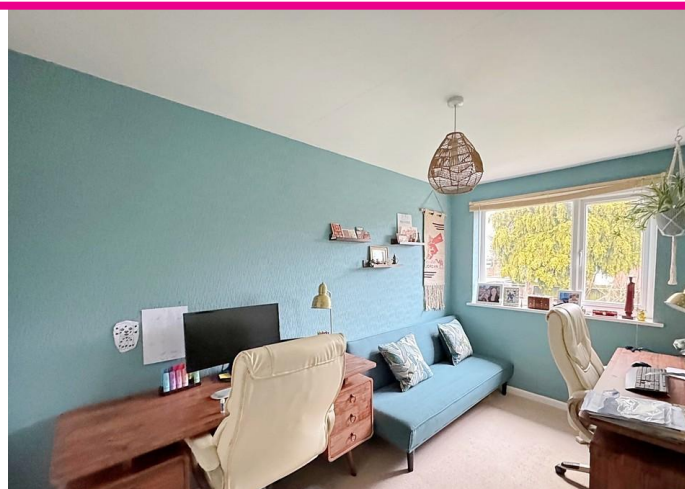
GARAGE

16' 4" x 9' 10" (4.98m x 3m)

Having up and over door, light and power. Space and plumbing for washing machine. In front of the garage is a covered parking area and further driveway to the front.

GARDENS

The front garden has an area of lawn with central specimen tree and shrubbery borders. The attractive rear garden is generous in size with a large patio, further seating area plus lawn and shrubbery borders.



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

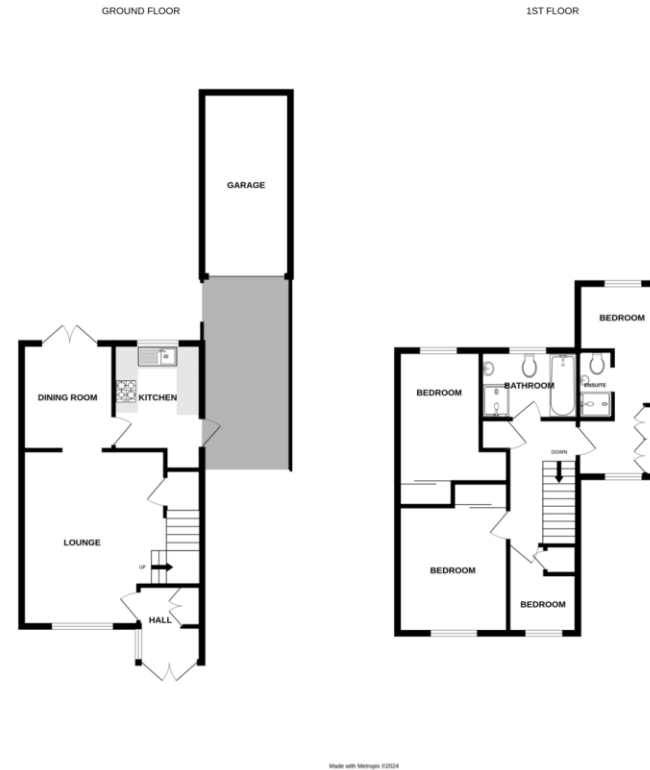
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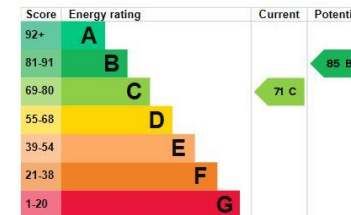
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60