



BY DESIGN



1 Yeats Drive, Warwick, Warwickshire, CV34 6TZ

This beautiful 3 bedroom, semi-detached home is located on the desirable Chase Meadow estate, just a short walk from local shops, amenities and Aylesford School.

The property benefits from a private driveway and single garage at the front, and a south-facing patio garden at the rear.

Inside on the ground floor there is a kitchen-diner with utility area, a spacious living room with bay window to the front and French doors out to the rear patio. Off the entrance hallway there is a downstairs WC.

On the first floor there are three spacious bedrooms and two

bathrooms. The primary bedroom benefits from an en-suite shower room.

The property has an attic which is accessed from the first-floor landing, flooring could be installed to provide additional storage if needed.

This is a fantastic property which is conveniently located for easy access to the M40 Junction 15 and A46 road links.

Bedrooms **3**

Bathrooms **2.5**

Reception Rooms **2**

Built **2015**

Internal Size **906 sq/ft**

Kitchen/diner

Utility Area

Driveway **1 car**

Garage **Single**

Rear Patio **South facing**

Neutral decor throughout

Council Tax **D**

EPC Rating **B**

Warwick District Council















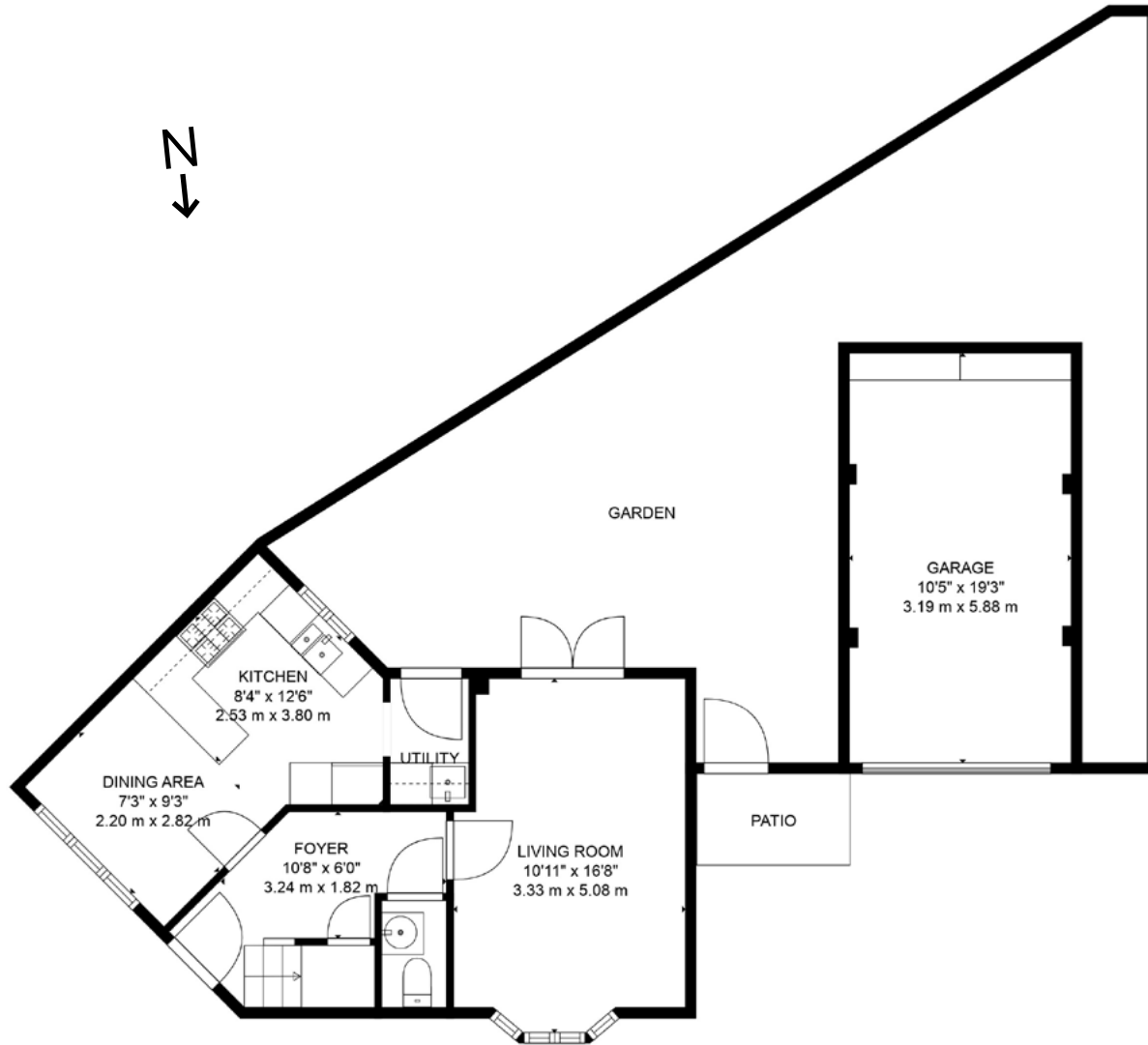




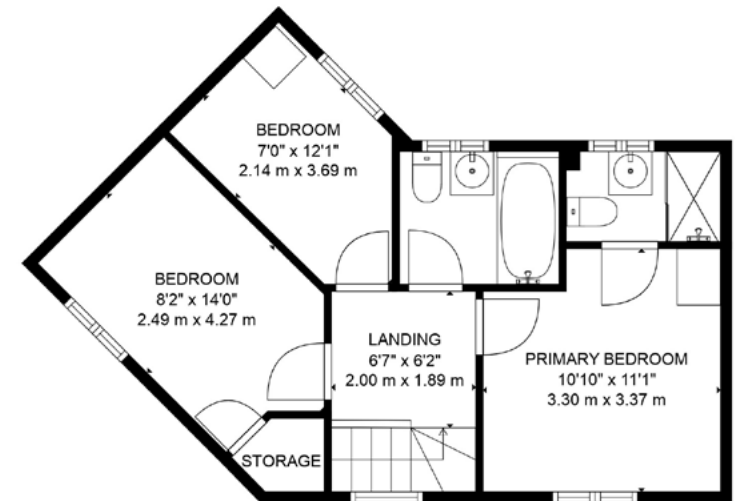








FLOOR 1



FLOOR 2

TOTAL: 906 sq. ft, 84 m2
FLOOR 1: 456 sq. ft, 42 m2, FLOOR 2: 450 sq. ft, 42 m2
EXCLUDED AREAS: GARDEN: 629 sq. ft, 58 m2, PATIO: 31 sq. ft, 3 m2, GARAGE: 202 sq. ft, 19 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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