This brand new, three bedroom semi-detached house forms part of a small select development of just 9 houses set on a private road within easy walking distance of Warwick town centre. Warwick train station is within an easy 5 minute walk. In brief the property comprises:- Entrance Hall, cloakroom, living room. well equipped kitchen, en-suite shower room and principle bathroom. The property also has a private garden and parking for two cars. Energy rating B 83
This brand new three bedroom semi-detached house forms part of a small select development in a highly sought after neighbourhood, within walking distance of good local amenities to include Warwick Town Centre, local shops and Warwick Hospital and Railway Station. The area also boasts good local schooling.

This newly constructed property has the benefit of the latest Mitsubishi air to water heating system, serving the underfloor heating to the ground floor, Myson radiators to the first floor and the hot water. There is upvc double glazing throughout.

The property is approached over a block paved driveway allowing ample parking for two cars, landscaped front gardens, with paved pathway, to a :-

**Canopy Entrance Porch** Having outside light, door to external bin/store cupboard, and front entrance door to:

**Reception Hall** Having underfloor heating, stairs to first floor, and doors to:

**Cloakroom** Having "Roca" sanitary ware comprising low level WC, wash hand basin with ceramic tiled splash back, and underfloor heating.

**Lounge/Dining Room** 16'3" x 15'7" narrowing to 12'4"(4.95m x 4.76m narrowing to 3.77m) Having underfloor heating, upvc double glazed window and matching double french doors to the rear garden, TV point, door to under stairs cupboard, and opening to:

**Fitted Kitchen** 9'9" x 8’2”(2.97m x 2.48m) Having underfloor heating to the ceramic tiled floor, recessed downlighters, and a range of high gloss fitted base units and wall cupboards in "Studio Cream" with complementary wood effect work surfaces, and under wall cupboard lighting, inset stainless steel sink unit with Monobloc mixer tap, Zanussi appliances including integrated four ring ceramic hob with extractor fan above, and oven beneath, full height fridge freezer, dishwasher and washer dryer, ceramic tiled splash backs, and a double glazed window to the front aspect.

**FIRST FLOOR** Stairs from the reception hall lead to the first floor landing having hatch to roof space, Myson radiator, and door to airing cupboard, housing the hot water tank, and doors to:-
**Master Bedroom** 12'10" narrowing to 9'5" x 10'1"(3.92m narrowing to 2.88m x 3.07m) Having telephone point, Myson radiator, double wardrobe with hanging space and shelving, double glazed window to the front aspect, and door to:-

**En Suite Shower Room** 6'2" x 5'2"(1.89m x 1.57m) Having Roca sanitary ware comprising double width fully tiled shower cubicle with fitted shower unit and glazed sliding shower screen, pedestal wash hand basin, low level WC, heated towel rail, shaver point, part ceramic tiling to walls, and a double glazed window to the front.

**Bedroom Two** 9'6" x 8'11"(2.89m x 2.73m) Having tv point, telephone point, Myson radiator and a double glazed window to the rear aspect

**Bedroom Three** 8'6" x 6'4"(2.58m x 1.94m) Having telephone point, tv point, Myson radiator and a double glazed window to the rear aspect.

**Bathroom/WC** 6'8" x 5'6"(2.03m x 1.67m) Having part ceramic tiling to walls, and “Roca” sanitary ware comprising panel bath with shower unit over with glazed shower screen, wash hand basin, low level WC, and a heated towel rail.

**OUTSIDE** There is a side gated entrance leading to the rear garden which has an extensive paved patio, and substantial lawned area. There is full height fencing to three sides. To the front of the property there is block paving to the driveway allowing parking for two cars amongst landscaped gardens.

**Services** All mains services understood to be connected, apart from mains gas. NB We have not tested the heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order, we cannot give any warranties in this respect. Interested parties are invited to make their own enquiries. The heat is provided by a Mitsubishi air to water heating system serving the underfloor heating to the ground floor, Myson radiators to the first floor and the hot water.

**Private Road** In respect of the private roadway, this will be managed, each purchaser contributing to its upkeep.

**Tenure** The property is freehold, with vacant possession, although this must be verified through your solicitors.

**Warranty** There is a ten year warranty issued by Premier Guarantee.

**Post code** CV34 4LS
Ground Floor
Approx. 38.3 sq. metres (412.2 sq. feet)

Living Room
Kitchen
Hall
WC

First Floor
Approx. 38.2 sq. metres (411.5 sq. feet)

Bedroom
Bedroom
Bedroom

Total area: approx. 76.5 sq. metres (823.7 sq. feet)