22 Hicks Close, Warwick, Warwickshire, CV34 5ND

Guide £319,000
This is a unique corner plot, at the end of a quiet cul-de-sac in a very sought after location with viewings highly recommended.

It is a three bedroom link detached property, conveniently located to Warwick & Leamington Spa. The property benefits from a stylish lounge, stunning kitchen, bright conservatory, under stairs storage, three bedrooms, gas central heating, modern bathroom, double glazing, contemporary landscaped garden, wooden decking area, garage, double driveway and a large front garden. This family home is available with no chain and has been Granted planning permission for a front and rear extension. The property requires no modernisation, it is tastefully painted with neutral colours.

PLANNING PERMISSION The property has been granted a RARE large front garden extension. The approved plans also include a garage conversion and extension to the back. This is an ideal home for families wanting to future proof their property, knowing that expansion is already granted.

DRIVEWAY The property is approached via paved driveway which leads to the front door.

ENTRANCE PORCH Double glazed front door with windows to the side. The inner porch door leads into the entrance hall.

ENTRANCE HALL Staircase rising to the first floor landing, central heating radiator at the bottom of the stairs, telephone & internet point, wood effect laminate flooring and door leading into the living room.

LIVING ROOM With double glazed box bay window, feature electric fire place with complementary hearth and surround, wall & ceiling lights, television aerial point, under stairs storage and door leading into a well appointed contemporary styled dinning kitchen.

KITCHEN A stylish dinning kitchen, with a comprehensive range of wall and base mounted units. integrated fridge, freezer and dishwasher. Luxury finished tiling, gas cooker & hood and electric oven. There is a double glazed window to the rear and under cupboard lights for mood lighting. Frosted double glass doors lead to the conservatory.

CONSERVATORY Ceiling fan with spot light, power points, aerial wiring, wood effect laminate flooring with double glazed windows and double doors to the rear, leading onto the back decking area. This is an ideal space for outside dinning and entertaining.

FIRST FLOOR LANDING With a staircase rising from the entrance hall, double glazed window to the side, cupboard, loft hatch and 4 doors off to bedrooms and bathroom. The stairs and landing are fitted with a thick quality underlay for maximum carpet support

BEDROOM ONE With double glazed window looking to the front, new carpet with thick underlay and central heating radiator. In built cupboard housing wall mounted Ariston Boiler and generous room for clothing.

BEDROOM TWO With double glazed window to the rear, central heating radiator, new carpet with thick underlay and central heating radiator.

BEDROOM THREE With double glazed window looking to the front, new carpet with thick underlay and central heating radiator.
**BATHROOM** Recently refitted family bath room with shower over the bath, low level wc and wash hand basin. Finished to a very high standard, with a contemporary look.

**FRONT GARDEN** Fence enclosed lawn front garden with paved double driveway. This large front garden offers great potential for future development, with ALREADY approved planning permission.

**REAR GARDEN** Fence enclosed rear lawn garden with large paved patio, creating an excellent entertainment space. From the back garden, there are views of Warwick Castle and the stunning tower of the Collegiate Church of St Mary one of Warwick’s most iconic buildings. There is also a generous decking area, that leads on from the conservatory, the perfect outdoor dining area. There is access from the garden to a single garage and has a side fence gate which is particularly useful access for dog owners.

**GARAGE** With up and over garage door, cupboard housing electric and gas meters, power, lighting and single door to the rear garden and decking area.

**TENURE:** We are informed the property is Freehold, although we have not seen evidence. Purchasers should check this before proceeding.

**SERVICES:** We have been advised by the vendor there is mains water, gas, electric and water connected to the property. However, this must be checked by your solicitor before exchange of contracts.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority Warwick District Council and is understood to lie in Band **D**

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** D. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the Selling Agents.
Hicks Close, Leamington Spa
Total Approx. Floor Area 91.71 Sq.M. (987 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

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