

DALE CLOSE, WARWICK CV34 5NA



A three bedroom, semi detached home in a popular residential area set on a quiet cul-de-sac.

- **Three Bed Semi Detached**
 - Large Living Room
 - Kitchen Diner
 - Conservatory
- **Two Double Bedrooms and One Single Bedroom**
 - Four Piece Family Bathroom
 - Enclosed Rear Garden
- **Driveway Parking To the Front**
- **Great Location for School, Local Amenities and Leamington and Warwick Town Centres**
 - EPC - D (58)

3 BEDROOMS

ASKING PRICE £350,000

Nestled in the charming cul-de-sac of Dale Close, Warwick, this delightful property offers a perfect blend of comfort and convenience. With a generous living space of 1,163 square feet, this home is ideal for families or those seeking a bit more room to breathe.

The property features a welcoming reception room, providing an inviting space for relaxation and entertaining guests. The three bedrooms offer ample space for rest and privacy, making it a perfect sanctuary for family life or for those who enjoy having a guest room. The bathroom is thoughtfully designed, catering to the needs of modern living.

Built in 1960, this home boasts a character that reflects its era while still providing the potential for personal touches and modern updates. The surrounding area of Warwick is known for its rich history and vibrant community, offering a variety of local amenities, schools, and parks, making it an excellent choice for families and professionals alike.

Whether you are looking to settle down in a friendly area or seeking a property with potential for growth, this home in Dale Close is a wonderful opportunity. With its spacious layout and prime location, it is sure to attract interest from a range of buyers. Do not miss the chance to make this charming property your own.

Entrance

Entrance to the property is via a white UPVC double glazed, front door which leads in to the entrance hall. Having wooden flooring and neutral decor to walls and ceiling, gas central heating radiator, double glazed, obscure glazed panel to front elevation, LED spotlights to ceiling with an additional pendant light point to ceiling, carpeted stairs lead up to the first floor landing, white painted doors lead in to the living room, kitchen diner and downstairs WC/utility room.

Downstairs WC/Utility Room

Being tiled to floor and having neutral decor to walls and ceiling, white UPVC double glazed window to side elevation, light point to ceiling, fitted with a white basin with chrome hot and cold tap, white low level WC with chrome push flush, space and plumbing for washing machine and tumble dryer, wall mounted double cupboard for storage.

Living Room 12'2" x 13'5" (in to chimney recess) (3.711m x 4.096m (in to chimney recess))

Being carpeted to floor and having neutral decor to walls and ceiling, spotlights to ceiling and an additional light pendant to ceiling. Square, double glazed, bay window to front elevation with bespoke fitted shutters and a large window seat below providing additional seating and useful storage. Feature fireplace, low level double cupboard with fitted shelving above.

A large open doorway gives access in to the kitchen diner.

Kitchen Diner 22'1" x 9'4" (6.738m x 2.863m)

Having a continuation of the wooden flooring as in the entrance hall, neutral decor to walls and ceiling, double glazed window to rear elevation overlooking the garden and UPVC double glazed, double French doors to rear elevation giving access in to the conservatory.

In the kitchen area there are spot lights to ceiling and in the dining area there are two wall lights and a gas central heating radiator. The kitchen is fitted with a range of base and wall units in a cream frontage with a wood effect, melamine work surface over, white ceramic sink, one and a half bowl with matching drainer with chrome hot and cold mixer taps, space and plumbing for dishwasher, space for full height fridge freezer, five ring gas hob with integrated extractor over and an electric, double oven.

Conservatory 11'3" x 9'8" (3.437m x 2.959m)

Being tiled to floor, walls are to the majority, UPVC double glazed panels and opening windows. Double, French, double glazed doors which give access out in to the garden, polypropylene, obscure roof with Velux style opening panel and light point to ceiling. The conservatory benefits from having underfloor heating, a gas central heating radiator and electric sockets.

From the entrance hall, carpeted stairs lead up to the first floor landing where there is a continuation of the carpet and neutral decor, obscure glazed, double glazed window to side elevation, spot lights and loft access to ceiling (loft having a pull down ladder, is boarded and has a light point)

Bedroom One 11'11" x 10'0" (3.643m x 3.063m)

Being carpeted to floor and having neutral decor to walls and ceiling, large double glazed window to front elevation, gas central heating radiator below, light point to ceiling and a huge amount of fitted wardrobe storage.

Bedroom Two 13'1" x 9'5" (4.013m x 2.895m)

Being carpeted to floor and with neutral decor to walls and ceiling, large double glazed window to rear elevation with gas central heating radiator below and there is a light point to ceiling.

Family Bathroom

Having tile effect cushioned flooring, walls being tiled to half height around the bath, increasing to high level in the walk in shower. Obscure glazed, double glazed window to rear elevation, spotlights to ceiling and there is a chrome heated towel rail. Fitted with a pedestal wash hand basin with chrome hot and cold mixer tap, large walk in shower with chrome shower controls and attachments, white low level WC and a large bath with a white bath panel with storage and having a chrome hot and cold mixer tap with shower attachment. The Worcester combi boiler is housed in the bathroom and is on the Hive control system.

Bedroom Three 8'10" x 6'6" (increasing to 9'11") (2.713m x 1.992m (increasing to 3.033m))

Being carpeted to floor and having neutral decor to walls and ceiling, double glazed window to front elevation with bespoke shutters fitted, gas central heating radiator, light point to ceiling and a large shelf over bulk head position.

Garden

As you enter the rear garden from the conservatory there is a paved patio with a slightly raised wooden deck, the paving continues down the side of the property to a full height gate which gives access out to the front. The remainder of the garden is mainly laid to lawn with a wooden pagoda and a further area of hard standing.

Driveway

Located at the front of the property is a driveway giving off street parking for three vehicles.

Services

All mains services are believed to be connected.

Tenure

We believe the property to be Freehold. The agent has not checked the legal status to verify the Freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

Council Tax

We understand the property to be Band C.

Viewing

Strictly by appointment through the Agents on 01926 411 480.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute and part of an offer or contract. The seller does not take make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide; about the property is verified on inspection and also by your conveyancer.

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Hawkesford are also able to provide Energy Performance Certificates Telephone (01926) 438124.















Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		58	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

www.hawkesford.co.uk t: 01926 411 480 e: warwick@hawkesford.co.uk



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HAWKESFORD • 6 Euston Place • Leamington Spa • CV32 4LN

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