



The Peacocks | Warwick | CV34 6BS

Price guide £500,000





## The Peacocks | Warwick | CV34 6BS

Situated in the charming development of The Peacocks, Warwick, this splendid detached house offers an ideal family home with ample space and comfort. The Peacocks is an executive development of just 20 properties set on a private cul-de-sac.

As you enter, you are greeted by a welcoming atmosphere that flows throughout the home. The spacious living areas provide an excellent setting for both relaxation and entertaining, making it easy to host family gatherings or enjoy quiet evenings in. The well-designed layout ensures that each room is filled with natural light, creating a warm and inviting environment.

The four well proportioned bedrooms are generously sized, offering plenty of room for personalisation and comfort. Whether you require a guest room, a home office, or a children's play area, this property can accommodate your needs with ease.

The exterior of the house features a lovely south westerly facing garden, perfect for outdoor activities or simply enjoying the fresh air. The detached nature of the property provides added privacy, making it a peaceful retreat from the hustle and bustle of daily life.

Located on the outskirts of Warwick, this home benefits from excellent local amenities, including bus stop, shops, schools, and parks, all within easy reach. The area is well-connected, providing convenient access to transport links for those commuting to nearby towns or cities.

In summary, this delightful four-bedroom detached house in The Peacocks, Warwick, presents a wonderful opportunity for families or individuals seeking a spacious and inviting home in a desirable location. Do not miss the chance to make this property your own.



- Four Bedroom Detached Home
- Living Room
- Dining Room
- Breakfast Kitchen
- Conservatory
- Downstairs WC, Family Bathroom and En-Suite Shower Room
- Craft Room and Utility Room
- Garage and Driveway
- Great position for M40 and A46 Road Networks
- EPC - C





#### Entrance

Entrance to the property is via a wooden framed glazed door which leads in to the porch. Tiled to floor, exposed brick walls, an obscure glazed panel and a solid, wooden front door leading in to the entrance hall.

#### Entrance Hall

Carpeted to floor with neutral decor to walls and ceiling, light point to wall, gas central heating radiator, carpeted stairs lead up to the first floor landing with a useful under stairs cupboard.

#### Craft Room

4.27m x 2.69m (14'0" x 8'9")

Tiled to floor with a continuation of the neutral decor to walls and ceiling, large wooden framed, glazed window to front elevation, light point to ceiling, gas central heating radiator, run of fitted units with a stainless steel sink with matching drainer with chrome hot and cold mixer tap with softener fitted.

#### Living Room

5.55m x 3.99m (18'2" x 13'1")

Carpeted to floor with a continuation of the neutral decor to walls and ceiling. Large, UPVC, double glazed, bay window to front elevation. four light points to wall, gas central heating radiator, live flame coal effect gas fire with marble hearth and surround. Double doors which give access in to the dining room.

#### Downstairs WC

Cushioned flooring and with walls tiled to full height around the basin, light point to ceiling, extractor to high level, gas central heating radiator, pedestal wash hand basin and a built in WC.

#### Kitchen

4.72m x 2.73m (15'5" x 8'11")

Tile effect cushioned flooring and neutral decor to walls and ceiling, two white UPVC double glazed windows to rear elevation overlooking the garden, light point to ceiling and under wall unit lighting. The kitchen is fitted with a range of base and wall units in a wood effect frontage, brushed chrome handle and a granite effect melamine work surface and a tiled splash back. Built in appliances of a Neff double electric oven, a Bosch four ring gas hob with integrated extractor over, a graphite coloured Beko dishwasher, integrated full sized fridge freezer and a stainless steel sink, one and a half bowl sink with matching drainer with chrome hot and cold mixer tap. Gas central heating radiator.

#### Utility Room

2.49m x 2.28m (8'2" x 7'5")

Continuation of the flooring and decor, white UPVC double glazed window to rear elevation and a white UPVC double glazed door to side elevation giving access out into the garden, light point to ceiling and a gas central heating radiator. Run of units to match those in the kitchen and a stainless sink with matching drainer, Vaillant gas central heating boiler (fitted in 2022), space and plumbing for washing machine with a Zanussi free standing washer dryer machine remaining and a solid door which gives access in to the garage.

#### Dining Room

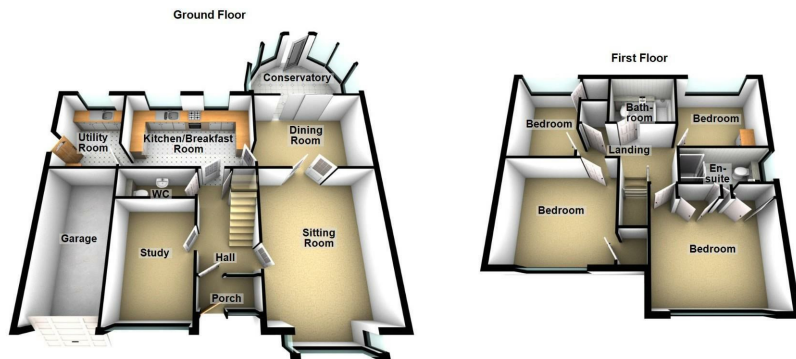
4m x 2.73m (13'1" x 8'11")

Accessible from the living room and also from the kitchen, continuation of the carpet and decor as in the living room, two light points to wall, gas central heating radiator and a large, double glazed, sliding door which leads in to the conservatory.

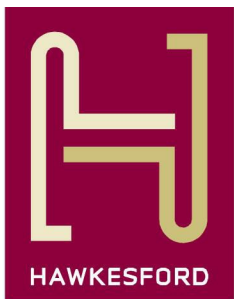
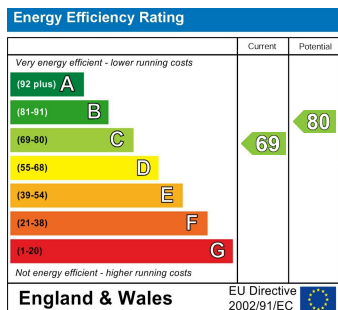
#### Conservatory

2.93m x 2.86m (9'7" x 9'4")

Carpeted to floor, white UPVC double glazed panels, opening windows and door which leads out in to the garden, benefitting from a solid roof and electric sockets.



Total area: approx. 164.4 sq. metres (1769.3 sq. feet)



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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

From the entrance hall, carpeted stairs lead up to the first floor landing where there is a continuation of the carpet and decor, light point and loft access to ceiling.

#### Bedroom One

4m x 3.98m (13'1" x 13'0")

Continuation of the carpet and neutral decor, white UPVC double glazed window to front elevation, gas central heating radiator below, light point to ceiling and two double fitted wardrobes.

#### En-Suite Shower Room

Tile effect cushioned flooring and walls tiled to full height, UPVC, double glazed, obscure glazed window to side elevation and there are spot lights to ceiling. Fitted with a large walk in shower with chrome shower controls and attachments, tall built in unit, white heated towel rail and a built in WC with vanity unit of white basin with chrome hot and cold mixer tap with double cupboard below and a shaver point.

#### Bedroom Two

3.73m x 3.45m (12'2" x 11'3")

Continuation of the carpet and decor, white UPVC double glazed window to front elevation with gas central heating radiator below, light point to ceiling and a good sized walk in wardrobe.

#### Bedroom Three

3.10m x 2.76m (10'2" x 9'0")

Carpeted to floor and having a continuation of the neutral decor to walls and ceiling, white UPVC double glazed window to rear elevation with gas central heating radiator below, light point to ceiling and a good sized storage cupboard.

#### Bedroom Four

3.13m x 2.43m (10'3" x 7'11")

Carpeted to floor and having a continuation of the neutral decor to walls and ceiling, white UPVC double glazed window to rear elevation with gas central heating radiator below, light point to ceiling. Fitted shelving unit with double cupboard and open shelving.

#### Family Bathroom

Water resistant flooring, walls are tiled to full height, obscure glazed, double glazed window to rear elevation. The bathroom is fitted with a white heated towel rail, bath with electric shower over, built in vanity unit of basin with chrome hot and cold mixer tap and double cupboard below, four drawer pack and a built in WC

#### Outside

To the rear of the property is a well maintained and secure, South West facing garden, to the majority laid to lawn with well stocked and mature beds. A good sized patio area, a perfect spot for alfresco dining! Garden shed down side elevation.

To the front of the property is driveway parking for 3 cars and a lawned front garden.

#### Garage

5.49m x 2.37m (18'0" x 7'9")

Accessible from the front via an up and over garage door as well as from the utility room via a solid door. Benefits from light and power and louvered fronted fitted storage.

#### 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.

Annual payment of £150 for road maintenance and lighting.

#### Council Tax

We understand the property to be Band F.

#### 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.