



Oaktree Close | Moreton Morrell | CV35 9BB

Price guide £315,000



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Welcome to this beautifully renovated mid-terrace house located on Oaktree Close in the charming village of Moreton Morrell, Warwick. This delightful property boasts three spacious bedrooms, making it an ideal home for families or those seeking extra space.

As you enter, you will be greeted by a well-appointed reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The modern kitchen is a standout feature, equipped with contemporary fittings that cater to all your culinary needs. The bathroom has also been tastefully updated, ensuring comfort and style.

One of the unique advantages of this property is the EV charging point, reflecting a commitment to modern living and sustainability. Additionally, planning permission for a ground floor extension provides an exciting opportunity for future expansion, allowing you to tailor the home to your specific needs.

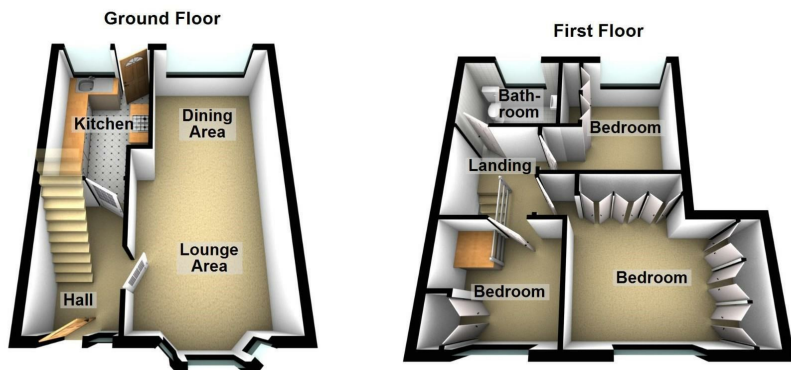
The well-maintained rear garden offers a tranquil outdoor space, ideal for enjoying sunny days or hosting gatherings. Furthermore, the property benefits from driveway parking at the front, providing convenience for you and your guests.

Situated in the picturesque village of Moreton Morrell, this home is surrounded by beautiful countryside while still being within easy reach of local amenities and transport links. This property is not just a house; it is a wonderful opportunity to create lasting memories in a lovely community. Don't miss your chance to make this stunning home your own.



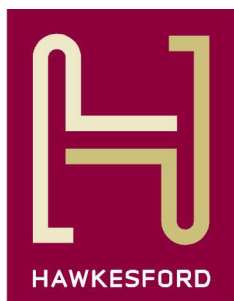
- Completely Renovated
- Village Location
- Open Plan Living Dining Room
- Modern Kitchen
- Three Bedrooms all with Fitted Wardrobes
- Modern Bathroom
- Planning Permission for Ground Floor Rear Extension
- Attractive Rear Garden
- No Upward Chain
- EPC -





Total area: approx. 69.0 sq. metres (742.7 sq. feet)

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



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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.

Entrance

Entrance to the property is via a composite front door which leads in to the bright and airy entrance hall. Coir matting to floor as you enter, retro style tiles then flow from the entrance hall in to the kitchen. Bright and neutral decor, light point to ceiling, gas central heating radiator, carpeted stairs lead up to the first floor landing, oak framed glazed doors lead in to the kitchen and the living dining room.

Living Dining Room

24'2" x 12'0" (in to bay window)

Herringbone style wood effect flooring, continuation of the neutral decor, double glazed bay window to front elevation and double glazed window to rear elevation, both with gas central heating radiators below. Fitted media unit with LED lighting. Two light points to ceiling.

Fitted Kitchen

11'0" x 8'7"

Continuation of the tiled flooring from the entrance hall and the neutral decor. Double glazed window to rear elevation and double glazed door to rear elevation giving access out in to the garden, LED spotlights to ceiling. The kitchen is fitted with a range of base and wall units in a soft grey handle less design with a grey quartz worksurface and upstand. Fitted appliances of a double electric oven, four ring ceramic hob with a black glass backsplash and stainless steel and black extractor over, space and plumbing for washing machine, space for tumble dryer and full height fridge freezer. Under worksurface sink with a white and stainless steel swan neck mixer tap.

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 large loft access to ceiling. The loft is fully boarded, has a pull down loft ladder and a light point to ceiling.

Bedroom One

10'10" x 9'8" (from fitted wardrobes)

Continuation of the carpet and neutral decor, double glazed window to front elevation with gas central heating radiator below. Huge amount of wardrobe storage having six double fronted cupboards in an off white with a brushed gold handle.

Bedroom Two

9'11" x 12'4"

Continuation of carpet and neutral decor, double glazed window to rear elevation with gas central heating radiator below, light point to ceiling, two double fitted wardrobes in a soft sage handle with a wooden handle. Recently fitted Ideal combi boiler

Bedroom Three

7'11" x 8'7"

Continuation of the carpet and neutral decor, double glazed window to front elevation, gas central heating radiator below, light point to ceiling, bulk head over stairs position which is currently being utilised as a reading nook and a double fitted wardrobe in a soft grey frontage with a small wooden handle.

Family Bathroom

Tiled to floor and to ceiling height, obscure glazed double glazed window to rear elevation, LED spotlights and extractor to ceiling, white heated towel rail. The bathroom is fitted with a white low level WC, vanity unit with a large white basin with a chrome hot and cold mixer tap with two wooden front drawers below, mirror with lighting above, bath with a Mira electric shower fitted and a chrome hot and cold mixer tap.

Outside

To the rear of the property is a low maintenance enclosed garden, to the majority laid to lawn with two paved patios, outside tap and light. Two raised wooden planters, recently fitted wooden fencing, wooden storage area houses the LPG gas tanks and a full height gate opens to the shared walkway which takes you out to the front of the property.

To the front of the property is driveway parking and an EV charger point.

Services

Please note there is no mains gas connected. We believe all other services are connected. LPG gas is used at the property.

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.