

DRAYTON COURT, WARWICK CV34 5RG



**A three bed, link detached house set in a desirable location on Woodloes Park.
Offered with no upward chain.**

- Link Detached Home
 - No Upward Chain
- Attractive Views from the First floor
 - Three Bedrooms
 - Two Reception Rooms
 - Fitted Kitchen
- First Floor Shower Room
 - Rear Garden
- Garage and Driveway
 - EPC - TBC

3 BEDROOMS

PRICE GUIDE £325,000

Located on Woodloes Park, in an elevated position, we are delighted to bring to the market this lovely, link-detached three bedroom home. This would make an ideal, first time buy or family home.

Ideally situated for Warwick town centre, Warwick and Warwick Parkway train stations and the hospital. The A46 and M40 are easily accessible.

Within walking distance you have a parade of shops as well as Co-Op supermarket for all your daily needs, there is a pub, general practice surgery, pharmacy and take away food outlets all about a ten minute, pleasant stroll away.

Slightly further away is the medieval town of Warwick which not only boasts a castle but a number of independent shops, bars and restaurants as well as a number of well respected private and state schools.

Accommodation in brief; Porch, entrance hall, living room, dining room, kitchen with access in to the garage. To the first floor there are three bedrooms, two being good sized doubles with fitted furniture and a family shower room.

Outside to the front is the driveway with access in to the garage via an up and over garage door. To the rear is an enclosed garden.

Porch

Entrance to the property is a via double glazed, UPVC front door which leads in to the porch. Having brick dwarf walls and then white UPVC double glazed panels and opening windows, carpeted to floor, light point to either side of the wooden front door.

Entrance Hall

The front door opens in to the entrance hall, being carpeted to floor, decorated to walls and ceiling. Obscure glazed, double glazed UPVC window to side elevation, gas central heating radiator below, light point to ceiling, two electric sockets and a phone point.

Carpeted stairs lead up to the first floor landing and a wooden framed, obscure glazed door leads in to the living room.

Living Room 14'3" x 12'10" (max) (4.344m x 3.935 (max))

Carpeted to floor and decorated to walls and ceiling, white UPVC double glazed, bay window to front elevation, gas central heating radiator, various electric sockets and a TV point, light point with fan to ceiling and a feature fireplace.

Obscure glazed, wooden framed door leads in to the dining room.

Dining Room 10'9" x 7'10" (3.290m x 2.397m)

Continuation of the carpet and décor to walls and ceiling, white UPVC double glazed, double French doors to rear elevation giving access out in to the garden, light point to ceiling, gas central heating radiator and electric sockets.

Obscure glazed, wooden framed door which leads in to the kitchen.

Kitchen 10'9" x 7'9" (3.283m x 2.384m)

Having wood effect flooring and with neutral décor to walls and ceiling, white UPVC double glazed window to rear elevation, light point to ceiling and there is a gas central heating radiator. The kitchen is fitted with a range of base and wall units with a white frontage and a wood effect, butcher block style melamine work surface, tiled splash back and having appliances of Neff electric oven, Indesit four ring electric hob, stainless steel, one and a half bowl sink with matching drainer and having space and plumbing for a washing machine and tumble dryer, various electric sockets and fused switches. A solid door leads in to the useful pantry style storage cupboard and a wooden framed, obscure glazed door which leads in to the garage.

From the entrance hall, carpeted stairs lead up to the first floor landing where there is a continuation of the carpet and décor, obscure glazed UPVC double glazed window to side elevation, loft access and light point to ceiling. Solid doors lead in to all rooms, including a useful airing cupboard which houses the Worcester combi boiler.

Bedroom One 9'2" x 13'7" (2.819m x 4.163m)

Carpeted to floor and having neutral décor to walls and ceiling, two white UPVC double glazed windows to front elevation with attractive views to the side of open countryside. Light point to ceiling, electric sockets and there is a gas central heating radiator. Two double fitted wardrobes with a matching vanity unit which provides a huge amount of fitted storage.

Bedroom Two 9'2" x 9'8" (from fitted wardrobes) (2.798m x 2.956m (from fitted wardrobes))

Carpeted to floor and with neutral décor to walls and ceiling, white UPVC double glazed window to rear elevation having attractive views over open countryside to the rear, gas central heating radiator below, electric socket, light point to ceiling, and two large, double fitted wardrobes.

Bedroom Three 7'4" x 6'5" (from bulk head) (2.255m x 1.971m (from bulk head))

Carpeted to floor and with neutral décor to walls and ceiling, white UPVC double glazed window to front elevation, gas central heating radiator below, electric socket, light point to ceiling and a high level, louvered fronted storage cupboard built over the bulk head.

Shower Room 6'5" x 5'5" (1.965m x 1.675m)

Having cushioned flooring with the walls being tiled to half height around the toilet and basin, increasing to full height around the walk in shower, obscure glazed, double glazed window to rear elevation, light point and extractor to ceiling and gas central heating radiator. Fitted with a white low level WC, white basin and a large walk in shower with electric shower fitted.

Outside Rear

To the rear of the property is an enclosed garden. As you enter from the dining room there is a paved patio that runs the width of the property and garage. This leads to the lawned area which is bordered by well stocked and mature beds. At the end of the garden is a potting shed.

Outside Front

Having a lawned fore garden, a tarmac driveway and access in to the garage.

Garage 7'11" x 16'10" (2.422m x 5.152m)

Being accessible from the rear via a UPVC double glazed door, from the front via an up and over garage door and from the kitchen via a lockable, glazed, wooden door. Benefitting from light and power.

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 D.

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.

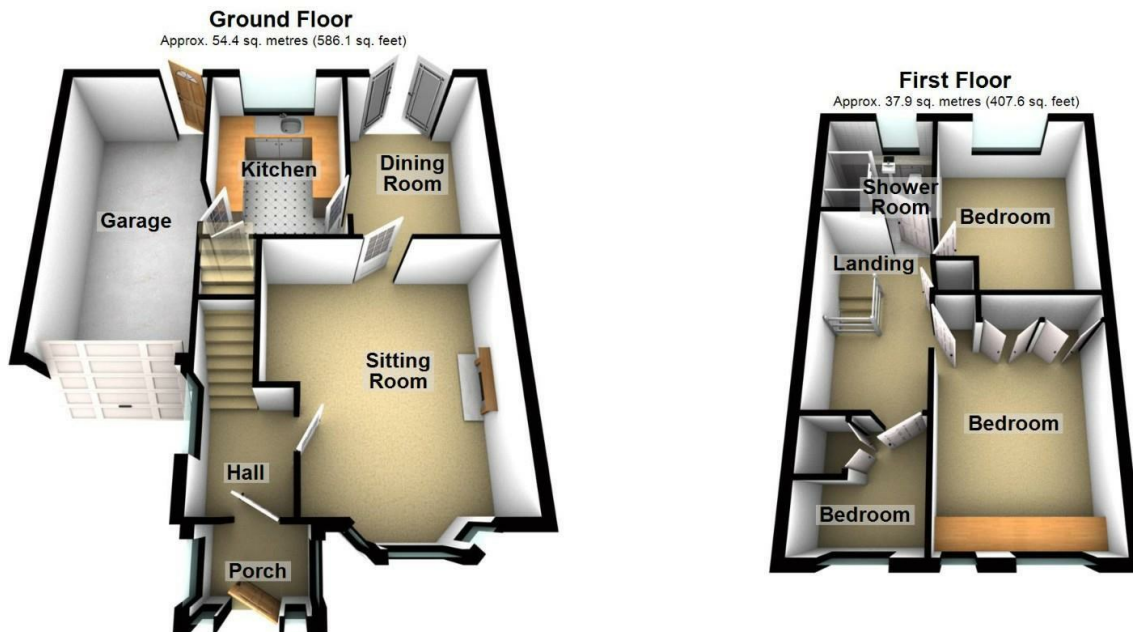












Total area: approx. 92.3 sq. metres (993.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(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