



4 Greaves Close

Warwick CV34 6LU

Offers Over £825,000

4 Greaves Close

This executive five bedroomed detached residence is exclusively positioned within a small cul-de-sac of similar properties. Occupying a generous plot extending to something in the region of 0.18 or an acre, this appealing family home has had only one owner since its construction in the 1990's. Notable features of the accommodation include a spacious lounge with separate dining room off, whilst the kitchen/breakfast room is linked to a utility room. Of the five first floor bedrooms, the master benefits from en suite facilities, whilst outside there are generous lawned gardens to front and rear with the rear offering a good degree of privacy. A substantial driveway providing off-road parking for several vehicles gives direct access to a detached double garage. Overall this is an excellent opportunity to purchase a substantial and appealing family home in a prestigious setting and being well placed for central Warwick and both Warwick and Myton Schools.

LOCATION

Greaves Close lies off Dodd Avenue which in turn is a short walk from Myton Road. Both Warwick School and Myton School are therefore within easy walking distance, there also being good local access to the historic centre of Warwick with its famous castle, shopping and social amenities. Central Leamington Spa is also easily accessible with regular commuter rail links operating from both Warwick and Leamington Spa alongside good local road links to other towns and centres and the Midland motorway network, notably the M40.

ON THE GROUND FLOOR

COVERED PORCH ENTRANCE

With entrance door opening into:-

SPACIOUS RECEPTION HALLWAY

With staircase off ascending to the first floor, door to useful understairs storage cupboard, central heating radiator and further doors to:-

CLOAKROOM/WC

Being partly tiled with two piece suite comprising low level WC, pedestal wash hand basin, central heating radiator and obscure glazed window.

LOUNGE

7.29m x 4.01m max / 3.73m min (23'11" x 13'2" max / 12'3" min)

A light and spacious room with leaded bay window to front elevation, feature Adam style fireplace with inset pebble effect living flame gas fire and marble hearth, two central heating radiators, sliding double glazed doors to:-

CONSERVATORY

4.01m x 2.64m (13'2" x 8'8")

Having double glazed windows, tiled floor, double French style doors and providing an attractive outlook over the rear garden.

DINING ROOM

3.28m x 2.77m (10'9" x 9'1")

Which could alternatively be utilised as an ideal home office, having double doors giving access from the lounge, leaded window to rear elevation and central heating radiator.

KITCHEN/BREAKFAST ROOM

4.93m x 3.18m (16'2" x 10'5")

The kitchen area being equipped with a range of oak panelled style units comprising various base cupboards and drawers with roll edged marble effect worktops and tiled splashbacks over, coordinating wall cabinets to two sides, inset stainless steel sink unit, space for cooker with filter hood over, together with space for dishwasher, leaded window overlooking the rear garden, central heating radiator to the breakfast area and door to:-

UTILITY ROOM

2.90m x 1.60m (9'6" x 5'3")

Having stainless steel sink unit, base cupboard and worktop to match those in the kitchen, plumbing for washing machine, leaded window to front, central heating radiator, wall mounted Worcester gas fired boiler and door giving external access to the side of the property.

ON THE FIRST FLOOR

LANDING

With access trap to the roof space, built-in airing cupboard housing the hot water cylinder, leaded window to front elevation and panelled style doors radiating to:-

MASTER BEDROOM (FRONT)

4.04m x 3.68m max (13'3" x 12'1" max)

With a range of fitted wardrobing extending across one side of the room, leaded window to front, central heating radiator and door to:-

EN SUITE SHOWER ROOM

Being partly tiled with white fittings comprising low level WC, pedestal wash hand basin, shower enclosure with fitted shower unit and folding glazed door, obscure leaded window and central heating radiator.

BEDROOM TWO (REAR)

3.56m x 3.38m (11'8" x 11'1")

plus door recess.

With leaded window to rear and central heating radiator.

BEDROOM THREE (FRONT)

2.97m x 2.87m (9'9" x 9'5")

With built-in wardrobe, leaded window to front and central heating radiator.

BEDROOM FOUR (REAR)

3.05m x 2.51m (10'0" x 8'3")

With built-in wardrobe, leaded window to rear and central heating radiator.

BEDROOM FIVE (REAR)

2.67m x 1.96m (8'9" x 6'5")

With leaded window to rear and central heating radiator.

FAMILY BATHROOM

With three piece suite comprising low level WC, pedestal wash hand basin, panelled bath with electric shower unit over and glazed shower screen, leaded obscure window and central heating radiator.

OUTSIDE

Features

Modern Detached Residence

Exclusive Cul-de-Sac Position

Spacious Lounge

Separate Dining Room and Conservatory

Kitchen/Breakfast Room and Utility

Five Bedrooms

Two Bathrooms

Ample Parking and Double Garage

Generous Lawned Gardens





Floorplan



Total area: approx. 160.9 sq. metres (1732.4 sq. feet)

General Information

Tenure

Freehold

Fixtures & Fittings

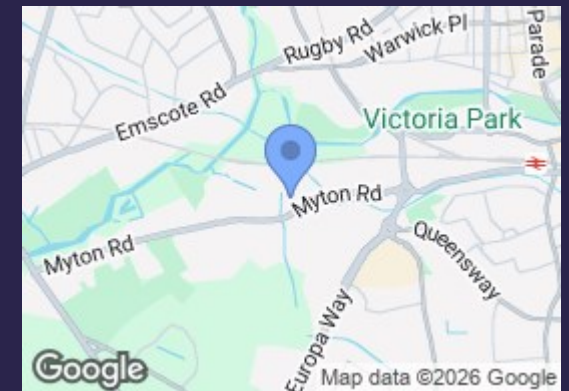
Specifically excluded unless mentioned in these sales particulars.

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Council Tax

Band G - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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

Current: 71, Potential: 83

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