

14 Weale Grove

Warwick CV34 5YW

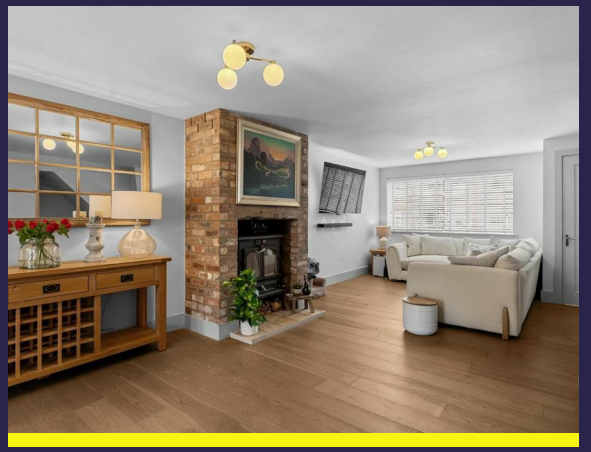
Offers Over £400,000

14 Weale Grove

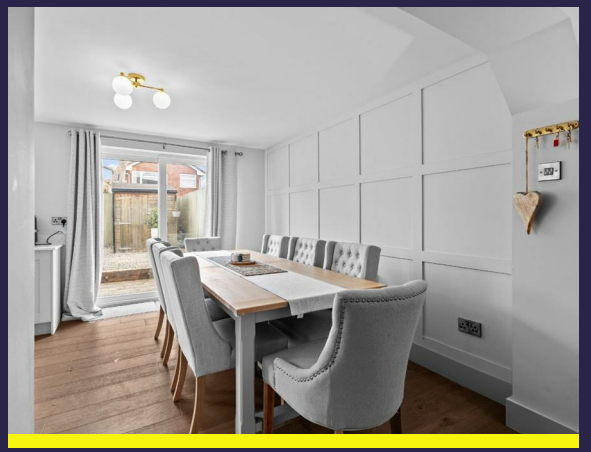
Being attractively positioned within a cul-de-sac and having ample block paved parking to the front, this semi-detached house has been much improved to afford beautifully presented accommodation of considerable versatility. The enlarged lounge features an exposed brick chimney breast with inset wood burner, whilst arguably the most striking feature of the house is the full width single storey extension across the rear, which adds a large exceptionally well fitted dining kitchen, off which there is also a utility room and cloakroom. The original garage has been converted to a room presently used as a home office, but which alternatively could be a fourth bedroom or playroom, whilst on the first floor the three bedrooms are complemented by a re-fitted shower room. The aforementioned block paved forecourt provides good parking in addition to a largely decked and easily maintainable rear garden. This is an ideal young family home offering enlarged accommodation of both style and versatility.

Features

- Semi-Detached House
- Cul-de-Sac Location
- Beautifully Presented
- Spacious Lounge With Wood Burner
- Large Extended Re-fitted Dining Kitchen
- Utility and Cloakroom
- Three Bedrooms
- Office/Fourth Bedroom
- Re-fitted Shower Room
- Off-Road Parking and Garage







LOCATION

Weale Grove forms part of the Woodloes development which lies a short distance north of central Warwick and is well catered for with its own range of day-to-day facilities and amenities including shops, a primary school, doctors' surgery and the Woodloes Tavern public house. Central Warwick, with its further range of shops, independent retailers and historic buildings is easily accessible, as is Warwick railway station. Additionally, there are excellent local road links available including those to the Midland motorway network and neighbouring towns and centres including Kenilworth, Leamington Spa and Coventry.

ON THE GROUND FLOOR

Replacement double glazed entrance door opening into:-

ENCLOSED ENTRANCE VESTIBULE

With built-in meter cupboard and inner entrance door to:-

SPACIOUS ENLARGED LOUNGE

7.34m x 4.50m max (24'1" x 14'9" max)
- into recesses.
Having attractive oak effect laminate flooring extending throughout and with the focal point being an exposed brick fireplace with the recess housing a cast iron wood burner standing on a tiled hearth with beam over, staircase off ascending to the first floor, double doors giving access to a large and useful built-in storage cupboard, UPVC double glazed window to front elevation and through access to:-

EXTENDED KITCHEN/DINING ROOM

7.06m x 3.48m (23'2" x 11'5")
A striking and spacious room that extends across the full width of the rear of the property and features oak laminate flooring throughout and a superb and stylish range of kitchen fittings, including comprehensive drawers and base cupboards, complemented by a centre island unit, which doubles as a breakfast bar, and all being surmounted by veined granite worktops with matching upstands. Integrated appliances include a Bosch electric hob with stainless steel filter hood over and integrated Bosch double oven, there also being an integrated dishwasher and UPVC double glazed sliding patio doors that give access from the dining area to the rear garden. From the kitchen a door gives access to:-

UTILITY ROOM

2.97m x 2.01m (9'9" x 6'7")
Which is attractively fitted to replicate the kitchen with a comprehensive range of storage cupboards including one large cupboard which houses the Vaillant gas fired boiler, space for American style fridge freezer, together with space and plumbing for washing machine and tumble dryer alongside, oak laminate flooring, ceiling downlighters and door to:-

CLOAKROOM/WC

With low level WC having concealed cistern, wash hand basin with integrated cupboard below and mixer tap, tiled floor and towel warmer/radiator.

HOME OFFICE

3.35m x 2.44m (11'0" x 8'0")
Which could alternatively be utilised as a playroom or fourth bedroom, having useful built-in storage/wardrobing, wood laminate flooring, UPVC double glazed window to front elevation and central heating radiator.

ON THE FIRST FLOOR

LANDING

With obscure UPVC double glazed window to side elevation, large access trap to the roof space with concealed loft ladder and doors radiating to:-

BEDROOM ONE (FRONT)

2.54m x 3.81m (8'4" x 12'6")
- to front of fitted wardrobes.
Having attractive fitted wardrobing to one end of the room, UPVC double glazed window and central heating radiator.

BEDROOM TWO (REAR)

3.05m x 2.54m (10'0" x 8'4")
With UPVC double glazed window and central heating radiator.

BEDROOM THREE (FRONT)

2.84m x 1.96m (9'4" x 6'5")
With built-in wardrobe/storage cupboard over the stair bulkhead, UPVC double glazed window and central heating radiator.

RE-FITTED SHOWER ROOM

Which is attractively appointed with contemporary fittings comprising corner low flush WC, pedestal wash hand basin with mixer tap and tiled splashback, large walk-in shower with fitted dual head shower unit and glazed screen, integrated storage cupboards, ceramic tiled splash areas, obscure UPVC double glazed window and chrome towel warmer/radiator.

OUTSIDE

FRONT

A fully block paved forecourt provides good off-road parking space for at least two cars and from which access is gained to the front entrance doors.

REAR GARDEN

The rear garden is fenced on all sides with timber decked terrace, gravelled areas, useful garden shed and attractively stocked bed to one corner.

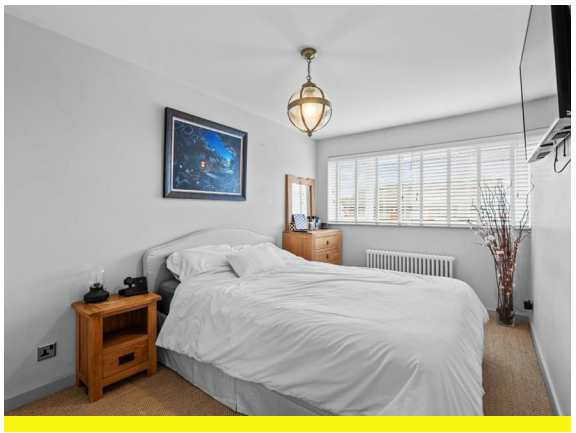
DIRECTIONS

Postcode for sat-nav - CV34 5YW.

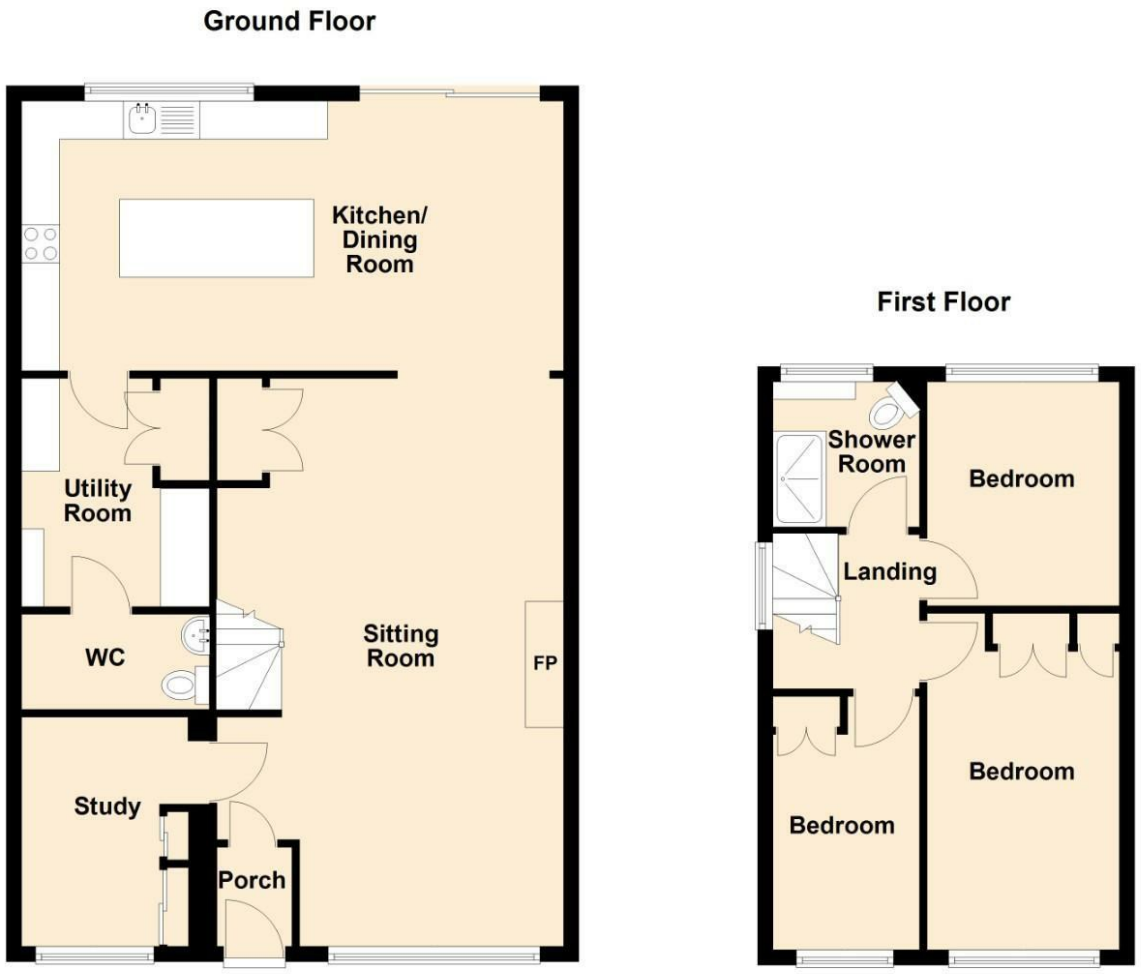

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Floorplan



Total area: approx. 113.1 sq. metres (1217.7 sq. feet)

General Information

Tenure

Freehold

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.

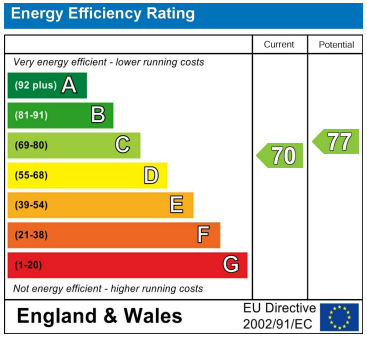
Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band C - Warwick District Council





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