



r Knoll Drive

Warwick **CV34 5YQ**

Guide Price £375,000

1 Knoll Drive

Being positioned to the corner of Knoll Drive and Deansway, this three bedroomed semi-detached family house has been beautifully improved by the present owners with a host of appealing features. These include a recently re-fitted kitchen/dining room with the kitchen area being fitted with a range of stylish contemporary units and integrated appliances, whilst the first floor shower room has also been re-fitted with a stylish white suite. The spacious and comfortable lounge is a further appealing feature with the gas centrally heated and UPVC double glazed accommodation being presented to an exceptional decorative standard throughout. Externally, there are gardens to front and rear with direct access from Deansway to parking and a detached brick built garage. This is an exceptional and much improved home, ideal for the young family, whilst being situated within a highly convenient location close to amenities.

LOCATION

Knoll Drive runs between Deansway and Primrose Hill, being situated in a convenient location close to amenities on the Woodloes development including Woodloes Primary School which is positioned opposite on Deansway. Other amenities within Woodloes include local shops, doctors' surgery and other social facilities, whilst Warwick town centre and its comprehensive range of facilities and independent retailers lies around one mile away. There are also excellent local road and rail links available including links to the Midland motorway network, notably the M40, as well as commuter rail links from both Warwick and Warwick Parkway.

ON THE GROUND FLOOR

SPACIOUS THROUGH ENTRANCE PORCH

An extremely useful space which features obscure UPVC double glazed windows, replacement period style entrance doors giving both front and rear access, space for storage etc and matching period style inner entrance door to:-

ENTRANCE HALLWAY

With staircase off ascending to the first floor, central heating radiator with shelf over, door to spacious and useful understairs storage cupboard which is large enough to house an additional freezer and doors to:-

CLOAKROOM/WC

Having been re-fitted with contemporary white fittings comprising low level dual flush WC, corner wash hand basin with mixer tap and integrated storage cupboard below, obscure UPVC double glazed window and grey wood grain laminate flooring.

SPACIOUS LOUNGE

4.88m x 3.02m (16'0" x 9'11")

With large UPVC double glazed window to front elevation, central heating radiator and facility for wall mounted television.

BEAUTIFULLY RE-FITTED KITCHEN/DINING ROOM

KITCHEN AREA

4.88m x 2.24m (16'0" x 7'4")

DINING AREA

4.88m x 2.77m (16'0" x 9'1")

Having a range of panelled style units in a contemporary colour scheme and comprising slate effect worktops with matching upstands and integrated drainer, undermounted stainless steel sink unit with mixer tap, base cupboards and drawers to include inset Hotpoint induction hob with stainless steel filter hood over and electric oven below, integrated Indesit dishwasher and integrated full height fridge, coordinating wall cabinets including bottle storage and cupboard concealing the gas fired combination boiler, grey wood grain laminate flooring throughout, central heating radiator, inset downlighters, UPVC double glazed window and UPVC double glazed door giving external access from the dining area to the rear garden.

ON THE FIRST FLOOR

LANDING

With access trap to the roof space, built-in linen/storage cupboard, attractive part panelled walls rising through the stairs to the landing and doors to:-

BEDROOM ONE (FRONT)

3.12m x 4.22m (10'3" x 13'10")

- to front of fitted wardrobes.

With a range of built-in wardrobing to one end of the room providing ample hanging and storage space, large UPVC double glazed window to front elevation and central heating radiator.

BEDROOM TWO (REAR)

2.84m x 2.36m (9'4" x 7'9")

With UPVC double glazed window and central heating radiator.

Features

Semi-Detached House

Beautifully Improved and Presented

Spacious Lounge

Re-fitted Kitchen/Dining Room

Three Good Bedrooms

Re-fitted Shower Room

Gardens Front and Rear

Off-Road Parking

Garage

Viewing Recommended





Floorplan

Internal Living Area 861sq ft / 79.95m2 (Excluding garage)

GROUND FLOOR



FIRST FLOOR



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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 C - 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	68	82
EU Directive 2002/91/EC		

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