HAWKESFORD

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RIDGELEY CLOSE, WARWICK CV34 5FD



- Detached Three Bedroom Bungalow
- Off Road Parking for 3 cars
- Recently Renovated Throughout
- Second Bedroom with ensuite
- Master Suite with Dressing Room and ensuite
- Restrictions: No Pets
- Available: 20th July 2022
- EPC: D (59)

3 BEDROOMS **£1,250**

This beautifully renovated three bedroom detached bungalow in the very popular Woodloes estate in Warwick is a must see for anyone looking modern living at its best. Accommodation in brief: living/dining room with patio door out onto the private rear garden, modern kitchen, master bedroom with dressing area and master ensuite, bedroom 2 with ensuite, bedroom and separate W/C.

Entrance Hall
The entrance to the property is via a wooden painted door which leads into a spacious hallway with neutral decor to the walls and ceiling and beautiful hardwood floors that run throughout the property. There are white painted wooden doors leading to all rooms, the first of which being the living/dining room.

Living Dining Room 18'2" x 12'8" (5.562m x 3.869m)
The hardwood floors flow through from the entrance hall into this room which is flooded with natural light, decorated with neutral décor, from the three large double glazed windows to the rear elevation, with a gas central heating radiator below, which overlook the private rear garden. There is also a glass paned UPVC patio door which leads out into the garden.

Kitchen 12'4" x 9'4" (3.762m x 2.864)
Again there is the continuation of the neutral décor and hardwood floors. The kitchen is fitted with a range of wall and base units with a white frontage. Benefitting from a white tiled splashback, the kitchen has a fitted electric oven with gas hob and extractor above. Above the sink is two large double glazed windows overlooking the front elevation. There is also an obscure glazed UPVC door to the side elevation and a gas central heating radiator.

Utility Room
Continuation of neutral décor and hardwood floors, fitted with a run of base units providing useful storage and a washing machine.

Separate W/C
Tiled to floor with neutral décor to the walls, this room is fitted with a low level W/C, chrome heated towel rail and wash hand basin with a tiled splashback.

Master Bedroom 12'8" 9'1" (3.866m 2.776m)
With hardwood floors and neutral decor to the walls and ceiling, this master bedroom is a haven. The room benefits from double glazed windows to the rear elevation with a gas central heating radiator below and an open archway into the dressing area

Dressing Area
Has a continuation of the neutral decor and hardwood floors, with a door leading into the master ensuite.

Master Ensuite 8'8" x 8'8" (2.646m x 2.652m)
Tiled to floor and full height around the bath and shower area, this luxurious master suite is fitted with a low level W/C, pedestal wash hand basin and a wood panelled bath with shower over. Shaver point and extractor to high level.

Bedroom 2 10'11" x 11'0" (3.331m x 3.375m)
Hardwood floors and neutral decor, large double glazed windows to rear elevation. Door leading into ensuite.

Bedroom 2 Ensuite 5'8" x 8'8" (1.730m x 2.651m)
Tiled to floor, full height around shower area and tiled to half height around W/C and sink area. Fitted with a low level W/C, pedestal wash hand basin and large modern walk in shower with waterfall and shower attachment.

Bedroom 3 7'1" x 9'9" (2.167m x 2.977m)
Hardwood floors, neutral decor, double glazed window to rear elevation with gas central heating radiator below.

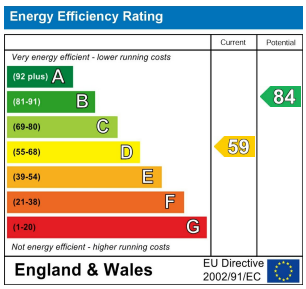
Outside
To the front of the property there is a large gravel driveway with space for parking at least two cars.

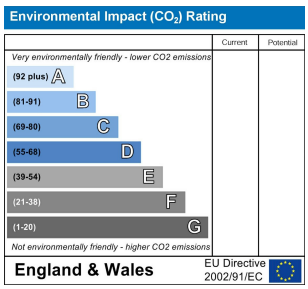
To the rear of the property, leading out from the living area patio door, there is a paved patio that leads to the other end of the garden and wraps around the side of the property to the side gate. Either side of the paved patio, is a large area that is laid to lawn and a further gravel area, perfect for entertaining. The garden also benefits from surrounding borders and a shed providing useful outside storage.

Rent
The rent is shown on the front page of these details. Deposit: The deposit is made up of five weeks rent (rent x 12 / 52 x 5 eg £1000 x £12000 / 52 = £230.77 x 5 = £1153.85).






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
59
84
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC