HAWKESFORD

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Residential
New Homes
Lettings
Commercial

BENNETT DRIVE, WARWICK CV34 6QJ



- Open Plan Living/Dining & Kitchen
- Further Reception & WC
- Internal Viewing Recommended
- FIVE BEDROOMS
- AVAILABLE NOW
- Restrictions: Pets by arrangement. No smoking. No sharers.
- Current EPC Rating: 75 (C)
- REAR GARDEN
- Garage
- Sought after Location

5 BEDROOMS **£2,500 PCM**

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Nestled in the desirable area of Bennett Drive, Warwick, this impressive detached house offers a perfect blend of space and modern living. With five generously sized bedrooms, this property is ideal for families seeking comfort and convenience. The open plan living area creates a welcoming atmosphere, perfect for both relaxation and entertaining guests.

The house boasts three bathrooms, ensuring ample facilities for the entire household. Additionally, the property features two reception rooms, providing versatile spaces that can be tailored to your needs, whether for a formal sitting room or a play area for children.
The location is particularly advantageous for families, as it is situated within close proximity to the highly regarded Myton Schools.
This property is not just a house; it is a home that offers a wonderful lifestyle in a sought-after neighbourhood. With its spacious layout and prime location, it presents an excellent opportunity for those looking to settle in Warwick.

Accommodation in full:

Entrance to the property is via a white UPVC double glazed front door, which leads into Entrance Hall.

Entrance Hall
With rush matting to start then solid wood flooring which runs throughout the majority of the downstairs accommodation, neutral decor, two white painted wooden door housing storage, stairs leading to the first floor and doors lead to all rooms.

Downstairs WC
Continuation of the floor and decor, light point to ceiling, white UPVC obscure glazed window to side elevation, white low level WC,, white pedestal wash hand basin and gas central heating radiator.

Open Plan Living/Dining/Kitchen Area

Dining Area 27'5" x 12'7" (8.370m x 3.856m)
Continuation of the floor and decor, spotlights to ceiling, white UPVC double glazed, double French door to rear elevation, further white UPVC double glazed window to rear elevation, gas central heating radiator and various electric sockets. Open archway which leads into Living Area.

Living Area 19'4" x 9'10" (5.918m x 3.010m)
Continuation of the floor and decor, ceiling is a white UPVC double glazed orangery style ceiling with opening windows, white UPVC double glazed windows to rear and side elevation with white UPVC double glazed, double French doors to side elevation, spotlights to ceiling, modern chrome wall lights, various electric sockets and a Sky point. In-built wall wood effect gas fire with living flame.

Kithen Area 5.747m x 3.351m (1.52m.227.69mm x 0.91m.106.98mm)
Continuation of the flooring and neutral decor. Kitchen is a bespoke wooden built kitchen with a duck egg blue frontage, solid wood butcher block work surface with built-in Range Master Range Oven, dishwasher and fridge freezer, one and a half bowl sink with chrome hot and cold mixer tap with matching drainer and extractor above. Two white UPVC double glazed window to front elevation, spotlights to ceiling, modern chrome kick board lights and under cabinet lighting. Breakfast bar area with a continuation of the solid wood butcher block work surface and with four red leather bar stools. White door leading to ladder style storage. White painted wooden glazed door with 15 panels leading into Inner Hallway.

Inner Hallway
Continuation of the floor and decor, spotlights to ceiling, gas central heating radiator, white UPVC double glazed single French door to rear elevation leading onto rear garden. Cupboard under the stairs for storage, doorway which leads into the garage. White painted wooden framed double door leading to the Second Reception Room.

Second Reception Room. 16'10" x 12'3" (5.132m x 3.75m)
Carpeted to floor, neutral decor, white UPVC double glazed double French doors to rear elevation leading out onto the garden, spotlights to ceiling, electric sockets and solid fuel wood burning stove.

First Floor Landing
Continuation of carpet and neutral decor, spotlights to ceiling, good sized area is set out as a study area with shelving, storage and desk, gas central heating radiator, white UPVC double glazed window to front elevation, white UPVC double glazed panel to front elevation, doors leading to all rooms.

Bedroom One 12'11" x 10'11" (3.942m x 3.347m)
Continuation of carpet and neutral decor, white UPVC double glazed window to rear elevation, gas central heating radiator and light point to ceiling.

Dressing Area 5'7" x 7'6" (1.710m x 2.292m)
Continuation of carpet and neutral decor, white UPVC double glazed window to side elevation,gas central heating radiator, light point to ceiling, mirror fronted Constantine doors housing wardrobe storage, white painted wooden door leading into En-Suite Bathroom.

En-Suite Bathroom
Tile effect cushioned flooring, neutral decor, white UPVC obscure double glazed window to front elevation, light point to ceiling, chrome heated towel rail, white pedestal wash hand basin with chrome hot and cold mixer tap, white low level WC with chrome push flush, double shower tray with chrome shower attachment, chrome and safety glass sliding door, mirror fronted cabinet and shaver point.

Bedroom Two 18'5" x 9'6" (5.633m x 2.904m)
Continuation of carpet and neutral decor, two white UPVC double glazed windows to rear elevation, two gas central heating radiators, two light points to ceiling, run of fitted furniture to comprise chest of drawers, double wardrobe, two single wardrobes all in bespoke solid wood.

Bedroom Five 10'4" x 9'9" (3.168m x 2.982m)
Continuation of carpet and neutral decor, white UPVC double glazed window to front elevation, gas central heating radiator and light point to ceiling.

Bedroom Three 13'1" x 9'6" (4.007m x 2.920m)
Continuation of carpet and neutral decor, white UPVC double glazed window to front elevation, two white UPVC double glazed windows to side elevation, gas central heating radiator and two light points to ceiling. Two Bespoke solid wood double wardrobes. White painted wooden door which leads into the 'Jack and Jill' Shower Room.

'Jack and Jill' Shower Room
Tile effect cushion flooring, neutral decor walls and ceiling, white UPVC obscure double glazed window to rear elevation, light point to ceiling, pedestal wash hand basin with chrome hot and cold tap with mirror fronted cabinet above, white low level WC with chrome push flush, white double shower tray with chrome shower attachment and safety glass sliding door and extractor to ceiling.

Bedroom Four 10'6" x 9'3" (3.213m x 2.825m)
Continuation of carpet and neutral decor, white UPVC double glazed window to rear elevation, gas central heating radiator, light point to ceiling and Bespoke double and single wardrobes.

Family Bathroom
Tiled to full height, obscure glazed window. Fitted with a white suite to comprise, pedestal wash hand basin with chrome hot and cold tap and frameless mirror above, low level WC, bath with bath panel and shower attachment.

Outside

To The Rear
Enclosed garden which is mainly laid to lawn with a good size decked area for outside entertaining, outside lighting, large side gate to parking area.

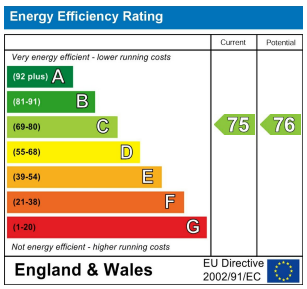
To The Front
Parking for three cars, single garage with up and over door.

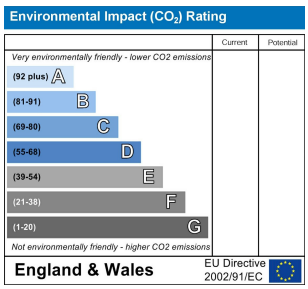
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Holding Deposit
No tenant fees are payable on this property. One weeks' rent as a holding deposit will be required (Rent x 12 / 52 - e.g If Rent = £750, The holding deposit would be £750 x 12 / 52 = £173)






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
75
76
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