

John Scott Way | Warwick | CV34 6NY

Price guide £335,000

HAWKESFORD

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This charming semi-detached home offers a perfect blend of modern living and convenience. Built in 2015, the property boasts a generous 915 square feet of well-designed space, making it an ideal choice for families or professionals seeking comfort and style.

Upon entering you are welcomed by a light and airy hallway. The home features three spacious bedrooms, providing ample accommodation for family members or guests. With two well-appointed bathrooms, morning routines will be a breeze, ensuring privacy and convenience for all.

The property also includes a garage and a driveway, offering good off street parking, a valuable asset in today's busy world. The location is particularly appealing, as it is within walking distance to a delightful parade of shops, a local pub, a doctors' surgery, a pharmacy, and takeaway food options, catering to all your daily needs.

This home is not just a place to live; it is a lifestyle choice, combining modern amenities with a vibrant community atmosphere. Whether you are looking to settle down or invest, this property on John Scott Way is a wonderful opportunity not to be missed.









- Semi Detached Home
- Popular Residential Area
- Walking Distance to Local Amenities
- Garage and Driveway Parking
- Master Bedroom with En-Suite Shower Room
- Two Further Good Sized Bedrooms
- Ground Floor WC and a First Floor Bathroom
- Living Room
- Kitchen Diner with Separate Utility Area
- EPC - C





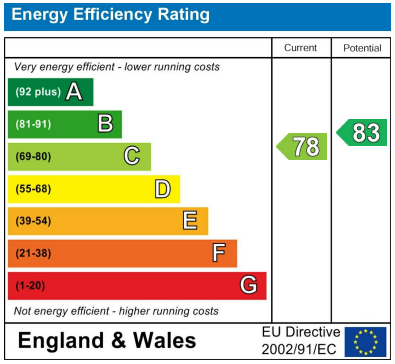












Entrance Hall
Entrance to the property is via a composite front door which leads in to the Entrance Hall. Carpet to floor, neutral decor to walls and ceiling, light point to ceiling, gas central heating, white painted doors lead in to all rooms, carpeted stairs leads up to the first floor landing.

Downstairs WC
Tiled to floor, light point to ceiling, extractor to high level. Fitted with a white pedestal wash hand basin with chrome hot and cold mixer tap, white low level WC and a gas central heating radiator.

Kitchen Diner
15'1" x 9'4"
High gloss tiles to floor and having a continuation of the neutral decor. Double glazed window to front and rear elevation, two light points to ceiling, gas central heating radiator. The kitchen is fitted with a range of base and wall units of a high gloss wood effect and a cream frontage, brushed chrome handles and a granite effect worksurface. Integrated appliances of electric oven, four ring gas hob with extractor over, fridge freezer and a dishwasher and a one and a half bowl sink with matching drainer with chrome hot and cold mixer tap. Integrated Logic, Combi ES35 boiler.

Utility Area
Accessed via an open archway and having a continuation of the flooring, matching floor units, matching work surface, stainless steel sink with matching drainer with chrome hot and cold mixer tap, space and plumbing for washing machine, gas central heating radiator, light point to ceiling, double glazed door giving access to the rear garden.

Living Room
17'5" x 10'11"
Carpeted to floor, neutral decor to walls and ceiling with one feature wall papered wall, double glazed bay window to front elevation with gas central heating radiator below, double glazed, double French doors giving access out in to the garden, two light points to ceiling and an additional gas central heating radiator.

From the entrance hall, carpeted stairs lead up to the airy first floor landing, double glazed window to front elevation, light point and loft access to ceiling, white painted doors lead in to all rooms.

Bedroom One
10'10" x 11'0"
Continuation of carpet and neutral decor, double glazed window to front elevation, gas central heating radiator below, light point to ceiling, two double fitted wardrobes and a white painted door leading in to the en-suite shower room.

En-Suite Shower Room
High gloss tiles to floor, walls are tiled to half height around toilet and basin, increasing to full height in the walk in shower. Double glazed window to rear elevation, light point and extractor to ceiling, gas central heating radiator, white pedestal wash hand basin with chrome hot and cold mixer tap, white low level WC and a walk in shower with an electric shower fitted.

Bedroom Two
12'4" x 8'2"
Carpeted to floor, neutral decor to walls and ceiling, double glazed window to front elevation, gas central heating radiator below, light point to ceiling, useful storage cupboard.

Bedroom Three
6'9" x 11'10"
Carpeted to floor, neutral decor to walls and ceiling with one feature wall papered wall, double glazed window to rear elevation, gas central heating radiator below, light point to ceiling.

Family Bathroom
High gloss tiles to floor, walls are tiled to half height around toilet and basin, increasing to full height around the bath and shower. Double glazed window to rear elevation, light point and extractor to ceiling, gas central heating radiator, white pedestal wash hand basin with chrome hot and cold mixer tap, white low level WC and a bath with chrome hot and cold mixer tap, chrome shower controls and attachments.

Outside
To the rear of the property is an enclosed garden to the majority laid to lawn with a paved patio. Side access in to the garage and a full height gate to the driveway

Garage and Driveway
9'10" x 19'6"
Accessible from the front via an up and over door and benefits from light and power.

Driveway parking to the front of the garage.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.