

Blacklow Road, Warwick

Distinctive Collection

HAWKESFORD





Blacklow Road

Warwick, CV34 5SZ

Price guide £500,000

A superb detached dormer bungalow offering wonderfully versatile accommodation, generous living space and a fantastic garden – a property that really does offer flexibility in abundance.

The ground floor provides a spacious dual-aspect living room, breakfast kitchen with separate utility room, and a dining room which could easily adapt to become an additional bedroom if required. There is also a further ground floor bedroom and a stylish four-piece bathroom, making this an ideal layout for those seeking flexible living arrangements.

The first floor is equally appealing, featuring an impressive principal bedroom suite complete with walk-in wardrobe and en-suite shower room, a further double bedroom and a separate WC.

Outside is where this property really comes into its own. The fabulous garden offers a variety of seating and dining areas, along with a feature pond, providing plenty of opportunity to relax, entertain and enjoy the surroundings. The former garage has been cleverly converted into a versatile home office or studio, complete with light and power, whilst retaining the original double garage doors to the front and a useful storage area to the rear.

A driveway provides ample off-road parking and runs alongside the property, with a smart, hard-landscaped front garden and covered entrance adding to the appeal.

Location is another real bonus, with Warwick town centre, Warwick Hospital and the railway station all conveniently accessible, alongside excellent road links to the A46 and M40.

A home with space, flexibility and plenty of potential to suit changing needs – and one that deserves to be viewed to be fully appreciated.



- Fabulous Detached Dormer Bungalow
- Flexible Living and Sleeping Accommodation on Both Floors
- Breakfast Kitchen with Separate Utility Room
- Dining Room/Bedroom Four and Separate Dual Aspect Living Room
- Ground Floor Double Bedroom and Four Piece Bathroom
- Master Suite to First Floor with En-Suite Shower Room and Walk in Wardrobe
- Further Double Bedroom to First Floor and Separate WC
- Attractive and Mature Rear Garden
- Converted Garage to Home Office/Studio with Light and Power
- Driveway Parking to Side Elevation







The versatile ground floor has a double bedroom, a four piece bathroom and a dining room which could be utilised as a fourth bedroom.

















The Property

Entrance
Entrance to the property is via an obscure glazed, double glazed front door to side elevation which gives access in to the bright and airy entrance hall. Having wooden flooring and neutral decor to walls and ceiling, obscure glazed, double glazed panel to front elevation, two light points to ceiling and gas central heating radiator to wall. A solid wooden staircase leads up to the first floor landing, doors lead in to all rooms as well as a useful coat cupboard providing a good amount of storage and housing the gas meter.
A wooden framed glazed door gives access in to the Breakfast Kitchen

Breakfast Kitchen
3.386m x 5.622m (11'1" x 18'5")
Having tile effect cushioned flooring and a continuation of neutral decor to walls and ceiling, double glazed, double French doors to rear elevation with built in blinds giving access out in to the garden, double glazed windows to both side elevations, two light point to wall and ceiling and a modern gas central heating radiator. The kitchen is fitted with a range of base and wall units in a dark wood frontage with a granite effect melamine worksurface and a brushed chrome handle. Built in appliances of a double electric oven, four ring gas hob with stainless steel splashback, stainless steel one and a half bowl sink with matching drainer with chrome hot and cold mixer tap.

Utility Room
3.384m x 2.498m (11'1" x 8'2")
Continuation of flooring and decor as in the kitchen as well as the units, light point to ceiling, double glazed door to rear elevation giving access out in to the garden, space for full height fridge freezer, space for tumble dryer and space and plumbing for washing machine.

Living Room
4.939m x 3.587m (16'2" x 11'9")
Accessed off the entrance hall and having carpet to floor with a continuation of the neutral decor, double glazed windows to front and side elevation, three light points to wall and there is a light point to ceiling, two gas central heating radiators and a feature electric fire place.

Ground Floor Bedroom
3.489m x 3.237m (11'5" x 10'7")
Accessed off the entrance hall and having wood effect flooring with a continuation of the neutral decor, double glazed window to front elevation, light point to ceiling and there is a gas central heating radiator.

Ground Floor Bathroom
Accessed from the entrance hall and having cushioned flooring, obscure glazed, double glazed window to rear elevation, light point to ceiling, the bathroom is fitted with a chrome heated towel rail, a walk in shower, vanity unit having a white basin with double cupboard below and a large frameless mirror above, built in WC and a bath with chrome hot and cold taps.

Dining Room/Bedroom Four
2.470m x 4.891m (8'1" x 16'0")
Accessed of the entrance hall and having wood effect flooring with neutral decor to walls and ceiling, double glazed window to rear elevation, gas central heating radiator and there is a light point to ceiling.

From the entrance hall an open wooden staircase leads up to the first floor landing which is carpeted to floor, neutral decor to walls and ceiling and there is a light point to ceiling. white painted doors lead in to all rooms.

Bedroom Three
2.948m x 4.476m (max) (9'8" x 14'8" (max))
Carpeted to floor, neutral decor to walls and ceiling, Velux window with built in blinds, light point to ceiling, gas central heating radiator, triple fitted wardrobe and additional eaves style storage.

WC
Cushioned flooring, neutral decor to walls and ceiling, Velux window, light point to ceiling, gas central heating radiator, white low level WC, pedestal wash hand basin with chrome hot and cold mixer tap and a low level built in cupboard with a deep shelf over. Airing cupboard which houses the Worcestor combi boiler.

Bedroom One
6.003m x 5.036m (max) (19'8" x 16'6" (max))
Carpeted to floor, neutral decor walls and ceiling, two Velux windows both with blinds fitted, two light points to ceiling, gas central heating radiator. Sliding double doors open to reveal the walk in wardrobe.

En-Suite Shower Room
Being tiled to floor with neutral decor to walls and ceiling, Velux window, light point and extractor to ceiling, chrome heated towel rail, built in WC, vanity unit with white basin with chrome hot and cold mixer tap, two floor cupboards and a four drawer pack, walk in shower with chrome shower controls and attachments.

Rear Garden
A good sized, private rear garden with a number of areas for outside dining, stocked with mature trees and plants, lawned area, pond, wooden pagoda and wooden shed.

Converted Garage
3.321m x 2.469m (10'10" x 8'1")
Currently used as a home office whilst maintaining the double garage doors to the front and with a storage area to the front and rear. Double glazed double doors to the side elevation, Velux window and benefitting from light and power.

Driveway and Foregarden
There is a tarmac driveway running down the side of the property. To the front of the property is a hard landscaped fore garden with shallow steps leading to the front door via a covered walkway.

Services
All mains services are believed to be connected.

Tenure
We believe the property to be Freehold. The agent has not checked the legal status to verify the Freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

Council Tax
We understand the property to be Band E.

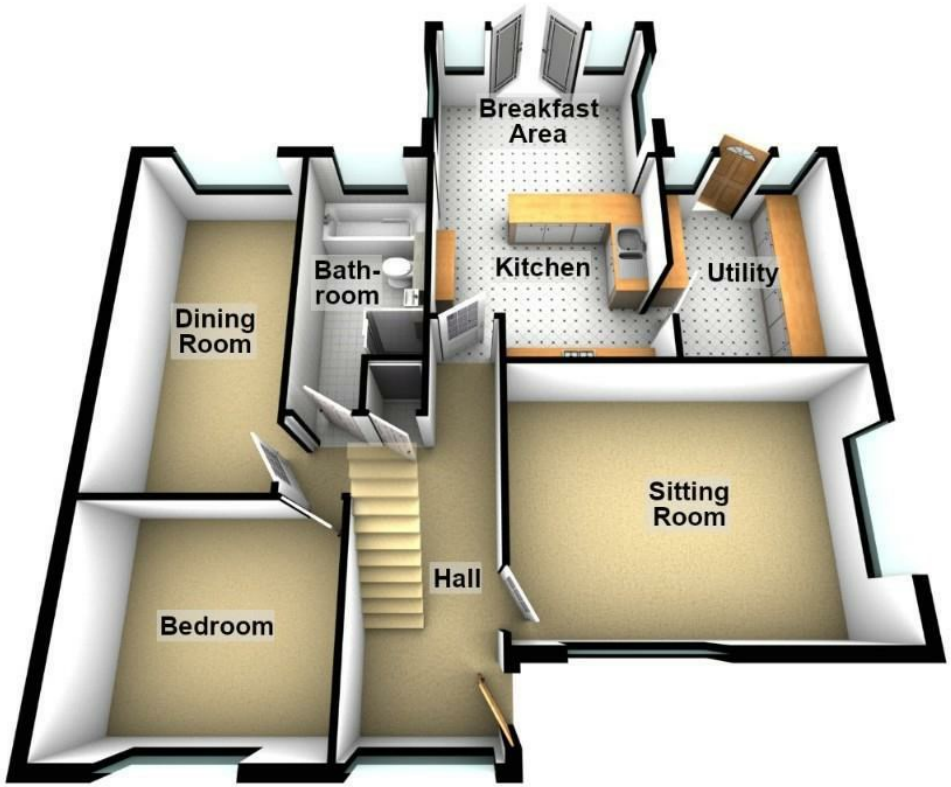
Viewing
Strictly by appointment through the Agents on 01926 411 480.

Special Note
All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

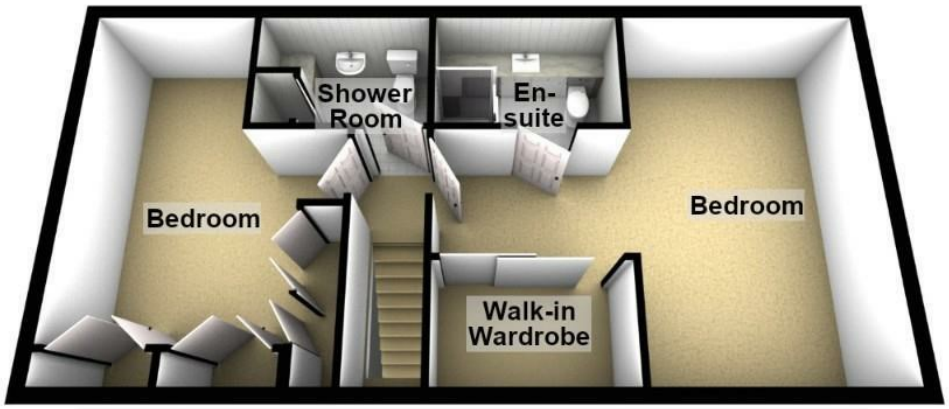
Photographs
Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Disclaimer
Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute and part of an offer or contract. The seller does not take make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide; about the property is verified on inspection and also by your conveyancer.

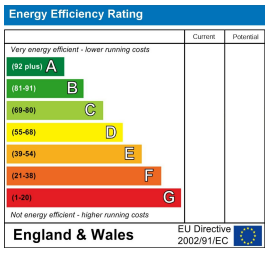
Ground Floor



First Floor



Total area: approx. 142.4 sq. metres (1532.4 sq. feet)





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