

Dugard Place, Warwick

Distinctive Collection

HAWKESFORD





Dugard Place

Warwick, CV35 8DX

Price guide £685,000

This fabulous detached family home on Dugard Place offers an abundance of potential for those seeking a spacious and inviting residence. With four bedrooms and two bathrooms, this property is ideal for families looking for comfort and convenience.

The house boasts two generous reception rooms, including a welcoming living room and a delightful dining room, perfect for entertaining guests or enjoying family meals. The breakfast kitchen is both functional and inviting, providing a wonderful space for culinary creativity and casual dining.

One of the standout features of this property is the superb rear garden, which backs onto picturesque open countryside. This tranquil outdoor space is perfect for children to play, for gardening enthusiasts, or simply for enjoying the serene views of the surrounding landscape.

Barford is a popular village that offers a sense of community and a range of local amenities. Residents can benefit from a nursery and primary school, making it an excellent choice for families. Additionally, the village is home to two welcoming pubs and a thriving village shop, ensuring that daily needs are easily met.

This detached house presents a unique opportunity to create a dream family home in a desirable location. With its spacious layout, beautiful garden, and proximity to local amenities, it is a property not to be missed.









- Four Bedroom Detached Home with a Huge Amount of Potential
- Large Garden to Rear with Open Countryside Views
- Two Reception Rooms
- Breakfast Kitchen with Large Separate Utility Room
- Family Bathroom, Shower Room and a Downstairs WC
- Driveway, Carport and Garage
- Popular Village Location
- EPC - E (49)














The Property

Entrance
Access to the property is via a covered porch with a glazed front door giving access in to the entrance hall, white doors lead in to all room, gas central heating radiator, open stairs lead up to the first floor landing.

Downstairs WC
As you first enter there is an area to hang coats and a white pedestal wash hand basin with chrome hot and cold mixer tap, an open doorway leads to the white low level WC with a gas central heating radiator fitted.

Living Room
8.077m x 3.629m (26'5" x 11'10")
Large double glazed window to front elevation and double glazed doors to rear elevation leading out in to the garden, the dual aspect lets in a huge amount of natural light, two gas central heating radiators. Open fireplace with a slate surround and a stone hearth.

Dining Room
5.585m x 2.481m (max) (18'3" x 8'1" (max))
Feature exposed stone wall, double glazed window to front elevation and a gas central heating radiator.

Breakfast Kitchen
4.424m x 3.160m (max) (14'6" x 10'4" (max))
The kitchen is fitted with a range of base and wall units with a wood frontage with a brushed chrome handle and a granite effect worksurface. Integrated appliances of a double electric oven, electric ceramic hob with a stainless steel extractor over, under counter fridge and a circular stainless steel sink with matching drainer with a chrome hot and cold mixer tap.
Large double glazed window to rear elevation overlooking the garden.

Utility Room
4.617m x 2.290m (15'1" x 7'6")
Double glazed windows to side and rear elevation as well as a glazed door to side elevation giving access out in to the garden, gas central heating radiator. The utility room is fitted with matching units to the kitchen as well as the work surface. Space and plumbing for a washing machine, space for a tumble dryer, space and plumbing for a slimline dishwasher, stainless steel circular sink with matching drainer with chrome hot and cold mixer tap. Tall slimline cupboard perfect for the storage of ironing boards etc.
A solid white door gives access in to the garage.

From the entrance hall open carpeted stairs lead up to the first floor landing, double glazed window to front elevation, gas central heating radiator and loft access to ceiling (the loft is fitted with a pull down ladder, is part boarded and benefits from a light point).

Bedroom One
3.645m x 4.447m (11'11" x 14'7")
Double glazed window to rear elevation overlooking the garden and the open countryside views, gas central heating radiator and a run of wooden fronted fitted wardrobes with blanket storage above.

Bedroom Two
3.206m x 3.637m (10'6" x 11'11")
Double glazed window to front elevation, gas central heating radiator below and there is a triple fitted wardrobe with a three drawer pack.







Bedroom Three
2.253m x 3.286m (7'4" x 10'9")
Double glazed window to rear elevation and a gas central heating radiator.

Bedroom Four
2.245m x 3.259m (7'4" x 10'8")
Double glazed window to rear elevation, double mirror fronted wardrobe and a gas central heating radiator.

Shower Room
Obscure glazed, double glazed window to side elevation. Fitted with a large walk in shower which is accessed up two tiled steps, chrome heated towel rail, low level WC and a pedestal wash hand basin with chrome hot and cold mixer tap.

Family Bathroom
Obscure glazed, double glazed window to side elevation, white bath with chrome hot and cold mixer tap with shower over, low level WC with chrome push flush, pedestal wash hand basin with chrome hot and cold mixer tap and a chrome heated towel rail.

Outside Rear
One of the major selling point of this home is the large and mature rear garden. As you enter from the living room there is a wide paved pathway which runs the width of the property to a brick weave patio located at the side of the property, a wooden gate leads from here to the covered carport and out to the driveway.
Back in the garden, from the brick weave patio a paved pathway leads to an additional good sized, paved patio. The remainder of the garden is laid to lawn with well stocked and mature beds with open countryside to the rear.

Outside Front
A large brick weave driveway with a lawned fore garden with mature and well stocked beds, up and over garage door and to the side of the garage is a covered carport.

Garage
5.500m x 2.503m (18'0" x 8'2")
Accessed from the front via an up and over garage door and to the rear from the utility room via a solid fire door, benefitting from light and power.

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 F.

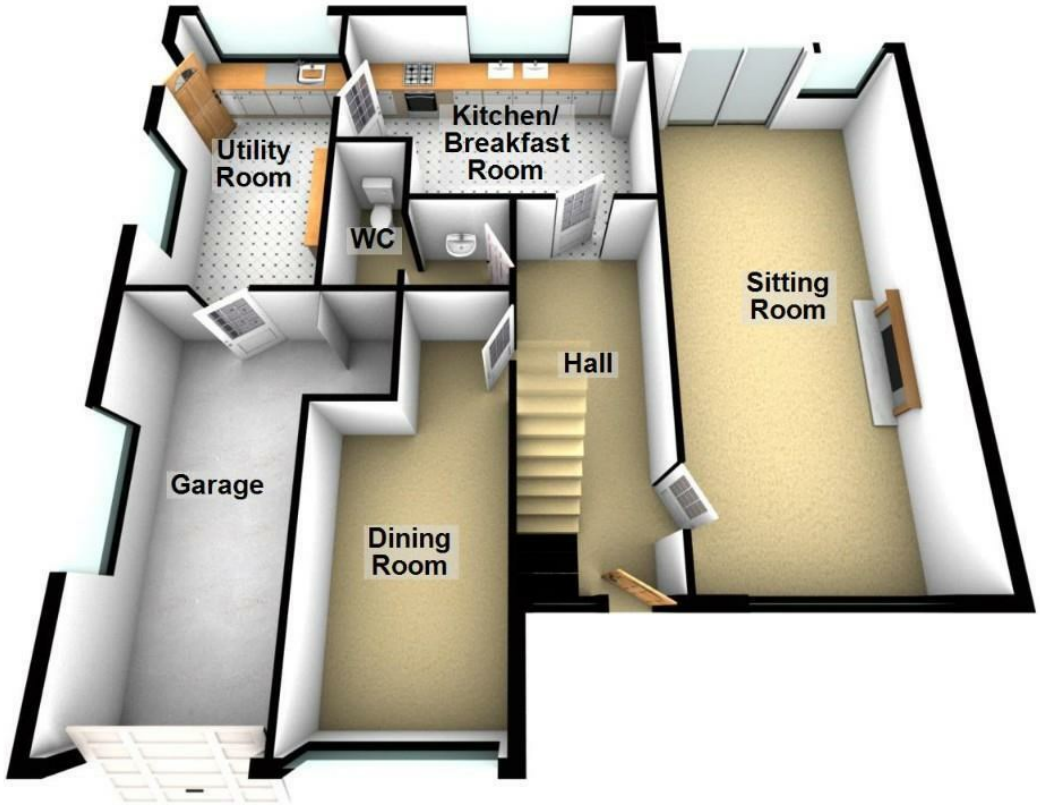
Viewing
Strictly by appointment through the Agents on 01926 411 480.

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

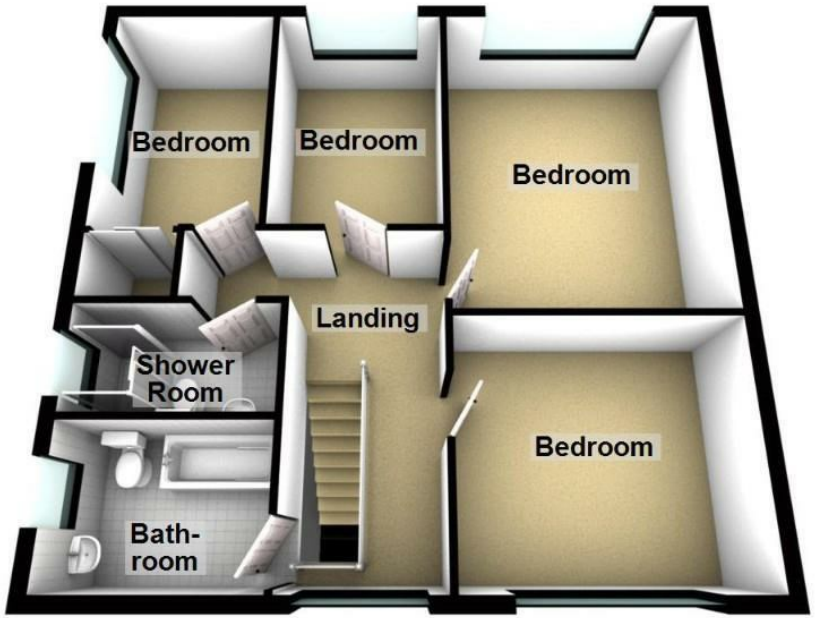
Photographs
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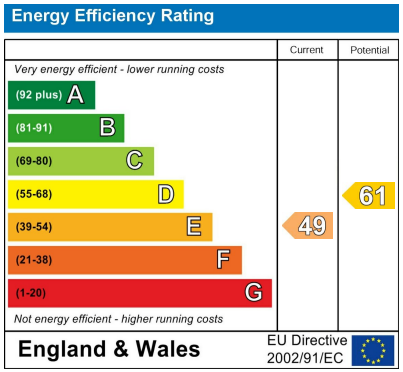
Ground Floor



First Floor



Total area: approx. 164.8 sq. metres (1773.7 sq. feet)





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