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14 Thomas Hardy Way, Chase Meadow, Warwick, CV34 6TQ

Guide price
£495,000



This immaculate four bedroom detached home occupies a favoured position on Chase Meadow close to the nature park. Offering high specification over two floors the accommodation affords: Reception hall, cloakroom, living room, spacious open-plan dining kitchen, utility room, master bedroom with fitted wardrobes & en-suite shower, family bathroom, ample driveway, single integral garage and a good sized landscaped rear garden. EPC B 84

Chase Meadow is conveniently located close to Warwick town centre and has a good selection of local amenities which includes a doctors surgery, pharmacy, community centre, children's nursery, Tesco Express, deli / coffee shop, two take aways and a public house / eatery. Commuting is easy with ready access to the M40 and convenient train links to London and Birmingham.

Approach

Through double glazed entrance door into:

Reception Hall

Wood effect tiled floor, under stairs storage cupboard, radiator stairs to first floor. Doors to:

Cloakroom

White suite comprising WC, pedestal wash hand basin with tiled splashbacks, radiator and extractor fan.

Living Room

5.50m x 3.17m (18'1" x 10'5") The main focal point of the room is the attractive fireplace with inset





stainless steel electric fire, two radiators and a double glazed splay bay window to the front aspect.

Open Plan Kitchen/Diner

7.93m x 3.33m narrowing to 2.74m (26'0" x 10'11" narrowing to 9'0") Having a modern range of high gloss base and eye level units. Complementary worktops with inset single drainer sink unit with mixer tap, complementary tiled splashbacks. Four ring gas hob with extractor unit over, AEG

dishwasher, AEG electric oven and separate grill with storage cupboard above and below. Adjacent tall storage unit and integrated fridge/freezer. Tiled floor, two radiators, double glazed window to rear aspect, double glazed French doors with double glazed side screens provide access to the rear garden. Door to:

Utility Room

1.65m x 1.56m (5'5" x 5'1") Worktop with inset single drainer sink unit with mixer tap and

matching upturns. Base unit beneath with space and plumbing for washing machine. Wall mounted Ideal gas fired boiler, tiled floor, extractor fan, radiator and a double glazed casement door to the side aspect.

First Floor Landing

Access to roof space with loft ladder, electric light and power. Walk-in Airing Cupboard housing the hot water cylinder. Doors to:





Master Bedroom

3.93m x 3.78m (12'11" x 12'5") Having a range of built-in full height triple door wardrobes with a matching drawer unit and bedside cabinets. Radiator, two double glazed windows to front aspect, walk through dressing area with additional built-in double door wardrobes and access to the:

En-Suite Shower

White suite comprising WC, pedestal wash hand basin. Tiled shower enclosure with a Bristan

rainwater shower head, chrome heated towel rail, tiled floor, complementary tiled splashbacks, extractor fan and a double glazed window to front aspect.

Bedroom Two

4.09m x 2.62m (13'5" x 8'7") Built-in full height wardrobes, radiator and a double glazed window to rear aspect.

Bedroom Three

3.02m x 2.78m (9'11" x 9'1") Radiator and a double glazed window to rear aspect.

Bedroom Four

3.01m x 2.35m (9'11" x 7'9") Radiator and a double glazed window to rear aspect.

Family Bathroom

White suite comprising bath with mixer tap and shower attachment, pedestal wash hand basin, WC. Tiled shower enclosure with Bristan rainwater shower head, chrome heated towel rail, extractor





fan, tiled floor, complementary tiled splashbacks and a double glazed window to side aspect.

Outside

To the front of the property there is a wide block paved driveway which provides good off road parking and provides access to the:

Integral garage

5.10m x 2.49m (16'9" x 8'2") Having a remote control roller shutter door, with power and light

and a service door to the side allowing access to the rear garden.

Rear Garden

Having a good sized paved patio area extending the full width of the house, lawned gardens with low maintenance borders, outside tap, useful decked area to side and the gardens are enclosed on all sides with a gated side pedestrian access.

Tenure

The property is understood to be freehold, with vacant possession, although this must be verified through your solicitors.

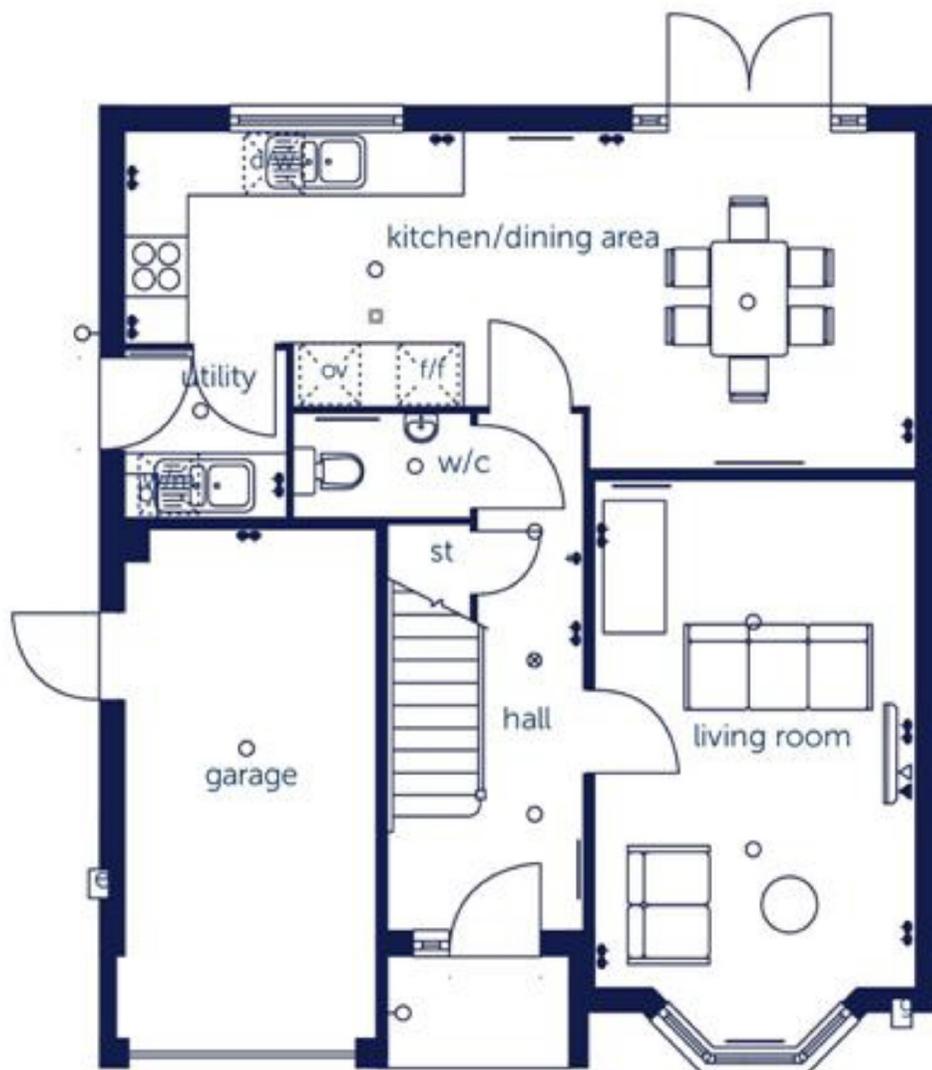
Services

All mains services understood to be connected. NB We have not tested the heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order, we cannot give any warranties in this respect. Interested parties are invited to make their own enquiries.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		93
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN