



19 Earl Rivers Avenue, Warwick, Warwickshire CV34 6EN
Guide Price £550,000

charlesrose.

This beautifully presented and extended detached family home is positioned in this popular area of Warwick Gates and conveniently located close to local amenities, schools, transport links, including Leamington train station. Being offered to the market with no onward chain, this property offers spacious accommodation throughout. The spacious entrance gives way to a dining room to the front, a well proportioned living room, a large and modern, well equipped open plan dining kitchen with the addition of a separate utility room. One of the original garages has been converted to create a further reception room / office suite together with ground floor wc. On the first floor you will find four double bedrooms, two of which benefit from en-suites, as well as a well appointed family bathroom. Externally there is a good sized rear garden together with a large front garden with ample space for a number of vehicles and access to the garage.

LOCATION

Warwick Gates is a well sought after residential development conveniently positioned to take advantage of easy access to many local amenities close by together with being not too far from Leamington Spa town itself. There are local schools including the newly built Oakwood Secondary School close by with all the latest schooling technology available. It is also well placed to take advantage of the major road networks such as the A46 and M40.

ON THE GROUND FLOOR

Entrance Hallway

This spacious and welcoming entrance hallway offers a warm welcome to the property with stairs rising to the upper level and doors leading off to numerous rooms.

Dining Room 12'9" x 12'7" (3.91m x 3.85m)

Located to the front of the property with large bay window overlooking the front garden and driveway.

Lounge 14'9" x 12'9" (4.52m x 3.91m)

This spacious and well proportioned lounge is set to the rear with views over the gardens. The decoration is finished to a lovely standard and the flooring set with engineered timber flooring.

Family Room 19'3" x 11'8" (5.88m x 3.56m)

This large extended family room has been converted from what once was one of the garages from the original specification. This

has added a fabulous amount to the living accommodation on offer. Currently used as a home office but could be used for a number of different uses.

Dining Kitchen 23'9" x 10'4" (7.25m x 3.15m)

This well equipped dining kitchen is set to the rear and offers an array of storage topped with an abundance of complementary work surfaces together with a large breakfast bar separating the dining and kitchen spaces. Integrated appliances include a large range cooker with 5 ring gas hob and extractor hood. There is also an integrated dishwasher. There are double doors leading out to the garden and also to the side and finally an internal door leading into the utility room.

Utility Room 8'0" x 6'0" (2.46m x 1.84m)

This handy utility offers further storage and spaces for the further white goods.

WC 6'0" x 4'9" (1.84m x 1.46m)

Offering a modern white suite including wash hand basin and low level flush wc.

ON THE FIRST FLOOR

Landing

This spacious landing offers storage, loft access point and doors leading to all rooms on this level.

Bedroom One 18'10" x 14'1" (5.75m x 4.31m)

This large master bedroom is set to the front of the property benefitting with the large bay window to the front, a dressing area with a

range of fitted wardrobes and access into the large ensuite.

Ensuite 8'0" x 6'11" (2.46m x 2.12m)

A modern and spacious ensuite shower room on offer.

Bedroom Two 10'0" x 9'4" (3.07m x 2.87m)

This good sized double bedroom is located to the rear of the property and is decorated to a lovely standard and has the added advantage of access into the ensuite.

Ensuite 8'0" x 4'3" (2.46m x 1.30m)

A modern ensuite shower room with shower cubicle, wash hand basin and low level wc.

Bedroom Three 11'3" x 8'8" (3.45m x 2.66m)

A further good sized double bedroom with views out over the rear gardens.

Bedroom Four 9'3" x 8'0" (2.84m x 2.45m)

The final of the bedrooms that could be easily used as a home office.

Bathroom 11'1" x 6'3" (3.38m x 1.93m)

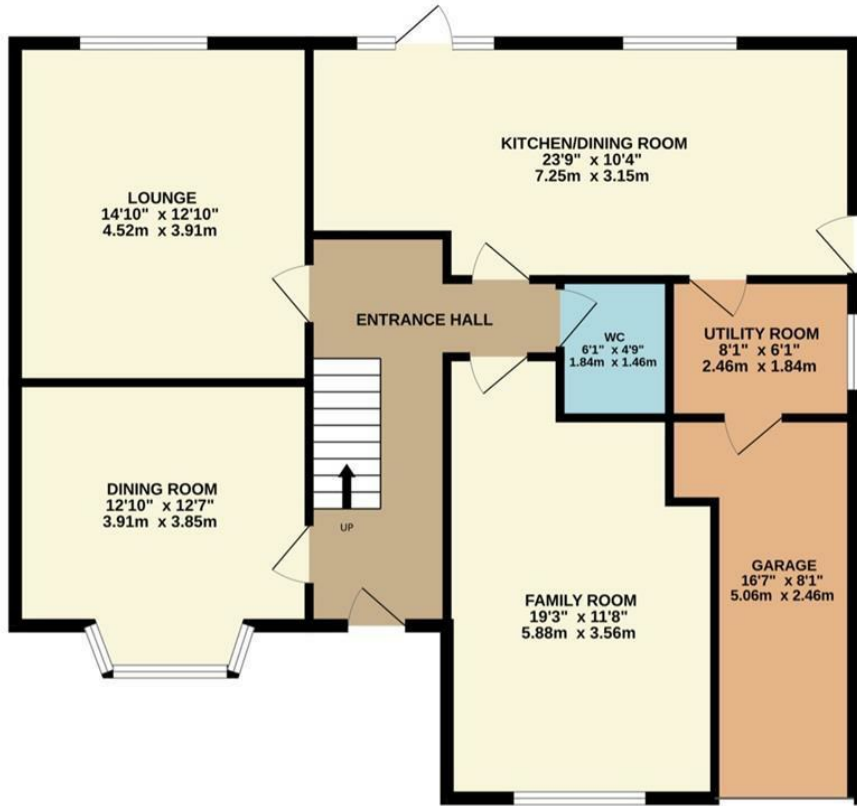
A modern bathroom suite with bath having a shower over, low level flush wc and wash hand basin.

OUTSIDE

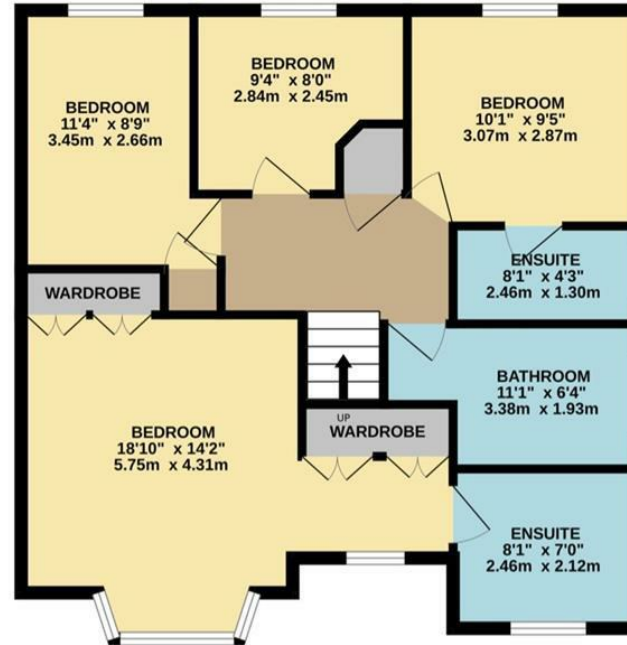
The property benefits with having a large front garden with a large driveway giving access to the main front door and garage and also side access. There is also a good sized private rear garden with a mix of paved patio and lawns and well stocked borders.



BASEMENT
1078 sq.ft. (100.2 sq.m.) approx.



FIRST FLOOR
699 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA : 1778 sq.ft. (165.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	79
(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	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

