



5 Church Path, Warwick, Warwickshire CV35 8SJ

Guide Price £475,000

charlesrose.

This spacious detached bungalow is presented to a lovely standard throughout. Located in this semi rural location on this quiet no through road and set well back from the road behind its large driveway and front garden, this detached bungalow offers spacious accommodation throughout. The heart of the home is the kitchen of which connects the large open plan reception room and sun room together with the four bedrooms and bathroom. The garage is integral and accessed internally and there is a separate utility on offer too. The gardens to the rear are private and mainly laid with paving and lawns not to mention the mature borders. The property is located close to Warwick town centre and offers fabulous links to the major travel networks including the A46, the M40 and train stations such as Warwick and Warwick Parkway.

LOCATION

Church Path is a quiet no through road within the popular and sought after village of Hampton Magna. Located close to Warwick town centre yet offering a semi rural position with fabulous access to the major road networks and train stations close by.

Porch

Accessed via the front this spacious porch gives way directly into the hallway.

Entrance Hallway

With access to bedroom three together with direct access into the large open plan reception.

Living / Dining Room

This large open plan reception room offers the perfect retreat to entertain and enjoy both lounging and dining. The current owners have created a fabulous space of which via twin arches leads to the dining area/sun lounge. There is a lovely feature of a corner display fire setting (currently not connected) and all fabulously decorated.

Dining / Sun Room

This stunning bright room with vaulted ceilings and focal wood burning stove has created a warm and inviting place to relax. Two large double doors give access to the garden offering views into and once again decorated to a lovely standard.

Breakfast Kitchen

The breakfast kitchen offers an array of

storage within the wall and base units. Roll edge work surfaces complement the cabinetry and incorporates a stainless steel sink. The flooring and splash back areas are finished in tiling and integrated appliances include a stainless steel range style cooker with gas hob and extractor hood. There are spaces and plumbing for under counter dishwasher and large freestanding fridge freezer.

WC

Offering a modern white suite.

Bedroom One

This double bedroom offers an array of fitted wardrobes and is decorated to a lovely neutral style throughout.

Bedroom Two

A further good sized double bedroom, once again offering fitted wardrobes and tasteful decor.

Bedroom Three

This good sized bedroom is currently used as a home office but would make an ideal nursery or children's bedroom. Decorated to a lovely standard.

Bedroom Four

This good sized bedroom is fitted out with a collection of home office furnishings including desk, drawers and cupboards.

Bathroom

This modern fitted bathroom is set up a wet room with shower cubicle having adjustable shower, low-level WC, wash hand basin with

cabinet under and cabinet above with mirror, full height tiling on all walls, heated towel rail and obscured double glazed window.

Garage

This integral garage is accessed from the kitchen and offers lighting and electrical points and also access into the utility room.

Utility Room / Studio

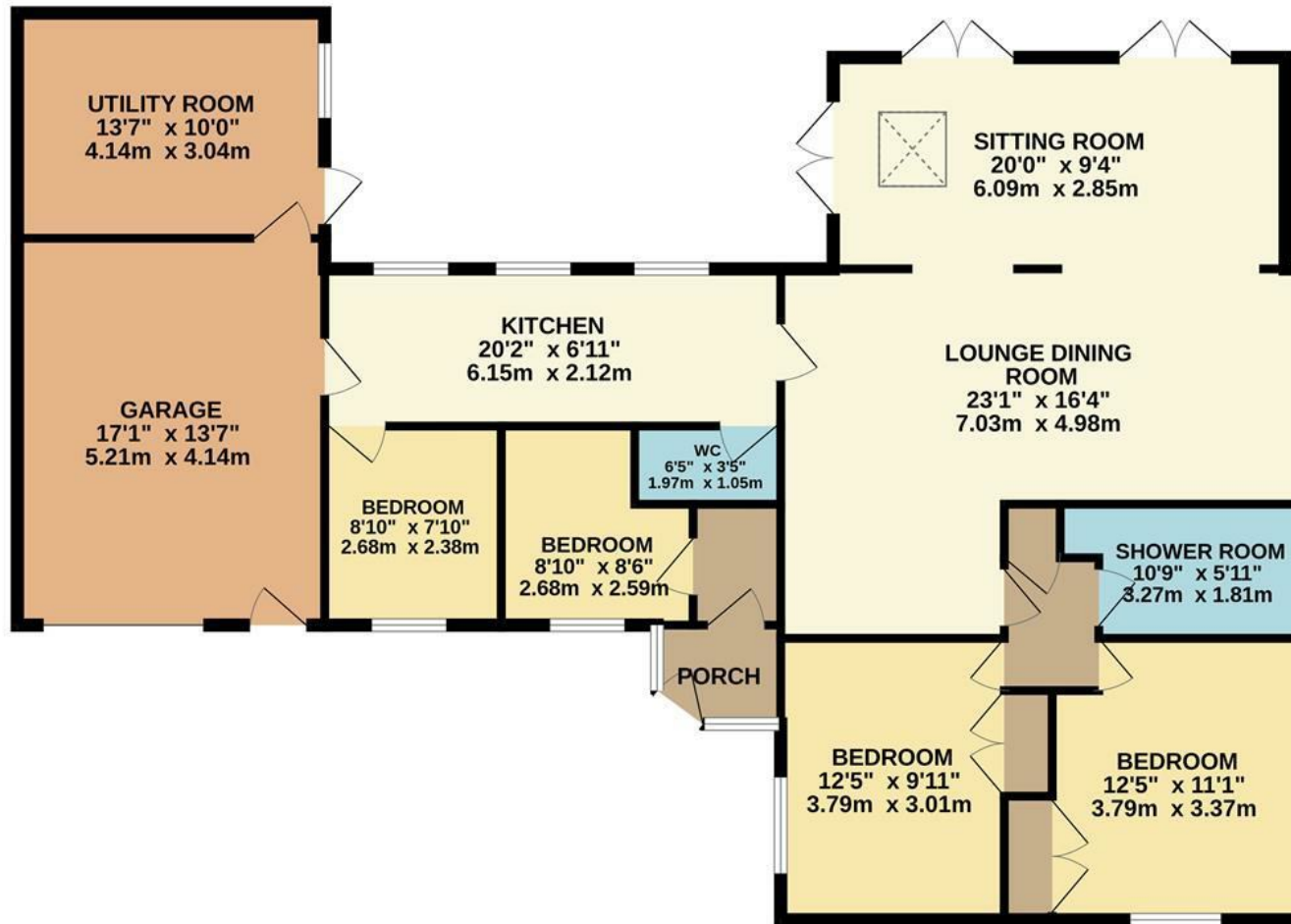
This large utility room offers further storage, a second sink and also plumbing and spaces for washing machine and tumble drier.

Garden

To the front of the property there is a large block paved driveway allowing parking for a number of vehicles. There is direct access both the main front door and garage. There is a lawn to the side of the property and shrubbery and flower borders well stocked with plants. To the rear of the property is a shaped lawn, decked patio and paved patio area, perimeter borders stocked with plants and there is in addition a timber framed raised vegetable/flower bed, cold water tap and a path at the side with timber gate and bin store.



GROUND FLOOR
1559 sq.ft. (144.8 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		71	
(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	

TOTAL FLOOR AREA: 1559 sq.ft. (144.8 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.

