

## Warwick Road, Warwick

5 bedroom detached house for sale

# £675,000 Freehold

#### Description

Immaculate 5 Bedroom detached residence, the harmonious blend of Georgian elegance and modern living creates a unique and inviting home, offering both historical charm and contemporary comfort, the exterior showcases the classical Georgian symmetry and seamlessly blends traditional architectural features with modern enhancements, the property comprises- Entrance hallway, Lounge, Dining room, extended modern open plan kitchen/diner with Bi-fold doors onto the garden, utility, downstairs shower room, to the first floor 2 double bedrooms and the family bathroom, separate Wc, to the 2nd floor 2 double bedrooms and a single (currently used as a home office)

The garden is enclosed by high original brick walls, providing a sense of privacy and seclusion, complemented with a cast iron Pergola and a contemporary patio area making it an ideal retreat for relaxation and entertainment, side gate provides access to the garage and driveway, the property is centrally heated and double glazed.

The sought after location of Wellesbourne lies just a short commute to Leamington Spa, Stratford upon Avon and Warwick, in the village there are many local amenities such as shops, public house, restaurants, supermarkets, post office and the highly regarded Wellesbourne C of E primary school.



#### Council Tax Band: E

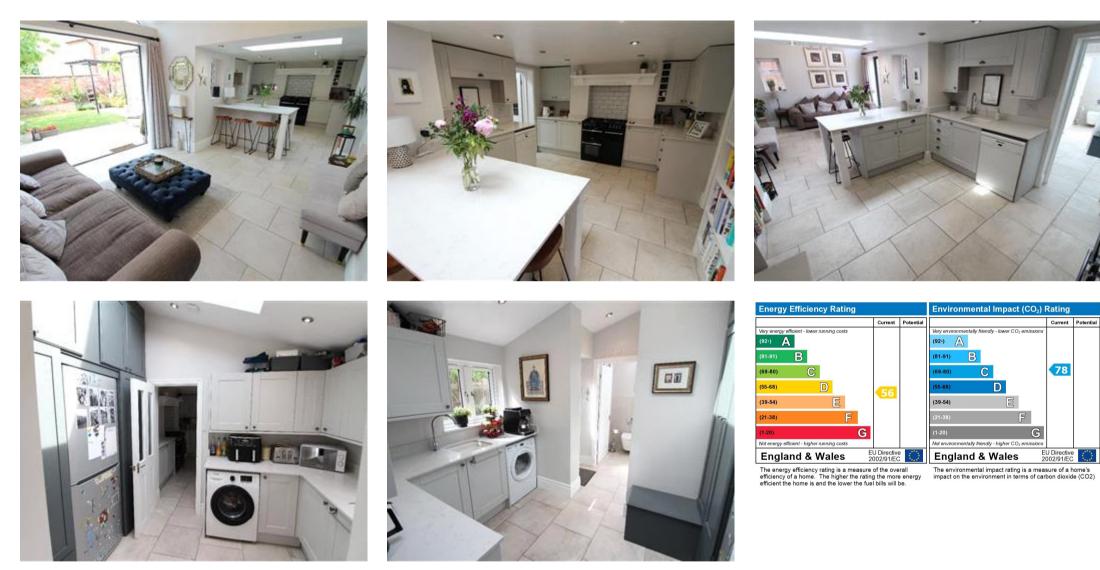
Tenure: Freehold Parking options: Driveway, Garage Garden details: Enclosed Garden, Private Garden, Rear Garden

### Tenure

Freehold



Total area: approx. 157.1 sq. metres (1690.6 sq. feet)



Viewing by appointment only Courtney Downing Estates Ltd - Head Office Courtney Downing Estates Ltd, C/O Clear Accountancy Services Ltd, E Innovation Centre, Telford, Shropshire TF2 9FT Tel: 07792936415 Email: courtney@courtneydowningestates.co.uk Website:

Courtney Downing ESTATES