



14 Costard Avenue

Warwick, CV34

£489,950



A superb 3 bed detached home with ensuite features a spectacular, light-filled "wow-factor" family room at its heart, with Velux sky windows and French doors opening to the garden. Beautifully connecting the ground floor flows from a cozy lounge and dining area into an impressive kitchen extension, while the first floor hosts three bedrooms with built-in wardrobes and a master en suite. Outside, a landscaped garden leads to excellent local transport links and a brilliant converted garage, perfect for a home office or gym.



Canopied Porch

Outside light, paved path

Entrance Hall

12'4 x 4'10 (3.76m x 1.47m)

Via double glazed metal clad door, stairs to first floor, wood panel doors to:

Cloakroom

6'1 x 4'2 (1.85m x 1.27m)

UPVC double glazed window to front, suite comprising low level WC, pedestal wash basin,

Kitchen

12'1 x 8'5 (3.68m x 2.57m)

Kitchen with range of units and drawers, stainless steel one and a half bowl sink unit with mixer taps and ample worktop surface. White goods include electric hob with extractor hood over, electric fan assisted built oven, automatic washing machine, Dish Washer, fridge freezer, tumble dryer, metal clad double glazed door leading to side, opening to Family room..

Family Room

22'7 x 7'5 (6.88m x 2.26m)

This is a fantastic wrap around family room between the kitchen and the Dining room, with a personal door to the side, 2 Double Glazed French doors opening to rear garden. 2 x Velux windows to the rear, Breakfast bar, ceramic tile flooring. Opening to the kitchen and dining room.

Dining Room

11'5 x 8'5 (3.48m x 2.57m)

Square opening from lounge with another through to the Family room, door to kitchen,

Lounge

14'3 x 12'4 (4.34m x 3.76m)

UPVC double glazed window to front. Feature fireplace with living flame coal effect gas fire, opening to dining room

Landing

13'11 x 5'10 (4.24m x 1.78m)

Access to loft space, airing cupboard doors to:

Bedroom 1

11' 4 x 9'7 (3.35m 1.22m x 2.92m)

UPVC double glazed window to front aspect, radiator, built in double wardrobes.

En Suite

7'11 x 5'3 (2.41m x 1.60m)

3 piece suite with wash hand basin with mixer taps and back to wall mounted WC pan, storage unit, shower cubicle, part tiled walls, extractor fan, chrome towel radiator,

Bedroom 2

13'1 x 9'3 (3.99m x 2.82m)

UPVC double glazed window to rear aspect, built in double wardrobes.

Bedroom 3

9'3 x 8'6 (2.82m x 2.59m)

UPVC double glazed window to rear aspect, built in double wardrobes

Bathroom

8'6 x 6'3 (2.59m x 1.91m)

UPVC double glazed window to front, 3 piece suite comprising double shower, chrome towel radiator,

pedestal wash hand basin, shower over bath, low level WC.

Home Office/ Gym

This room has been converted to a usable room, it has heating and flooring and double glazing.

Front

Shrubs and borders, rustic paved path to front door and driveway. Driveway providing off road parking for 2 cars to the side

Rear

Landscaped with matching rustic patio area, mainly laid to lawn with shrubs and borders, side access via gate, bounded by panelled fencing and brick walls.



Road Map



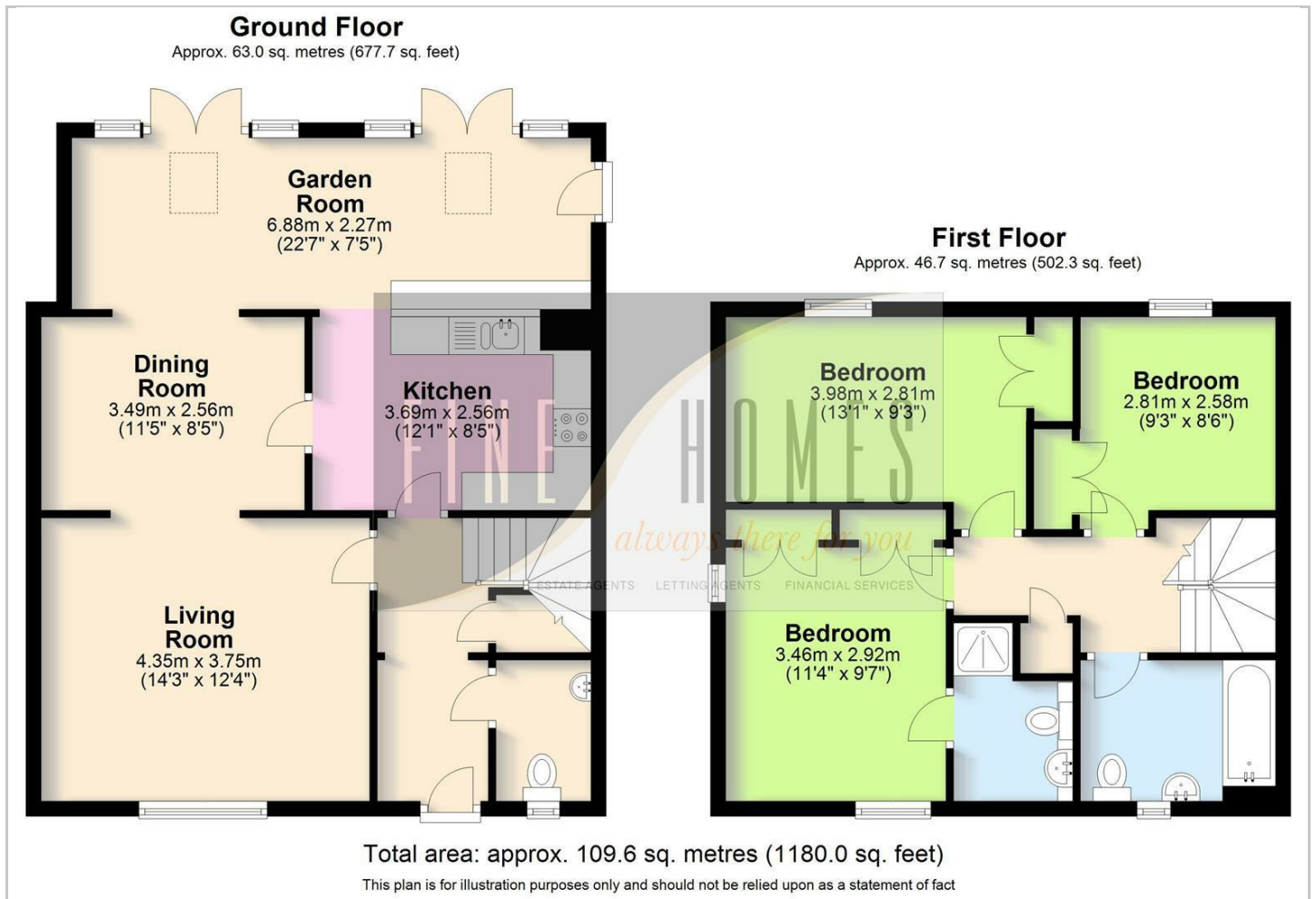
Hybrid Map



Terrain Map



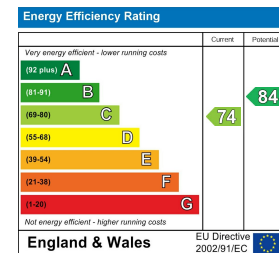
Floor Plan



Viewing

Please contact our Warwick Office on 01926 888838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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