



14 Eliot Close, Warwick, CV34 5RE
Offers Over £400,000

charlesrose.

This beautifully presented detached family home is located in this ever popular and conveniently positioned on the Woodloes development. Nestled to the end of this quiet cul de sac with large front garden and driveway sits this extended family home that has undergone some immense alterations over the years to now offer an abundance of reception space on the ground floor. The entrance vestibule gives way to a well proportioned living room to the front. To the rear you find the real wow factor with the extended dining family kitchen fitted with modern cabinetry with doors to the gardens. There is also access to a second reception / ground floor bedroom and shower room off. There is also a separate utility of which has not encroached on the large garage space still on offer. The first floor offers two double bedrooms, a single bedroom and a lovely family bathroom. To the rear you will find the mature and private rear garden. The property is a short drive from Warwick and Leamington Spa and also very close to the major road networks including the A46 and M40 not to mention the train stations.

LOCATION

Woodloes Park is a popular development within easy reach of the excellent local amenities, which include a parade of shops, a supermarket, a primary school, a doctors' surgery, a public house, and a regular bus service. The historic county town centre is within approximately a mile and quick access is offered to the A46, junction 15 of the M40 motorway, plus Warwick and Parkway rail stations all providing fast commuter links.

ON THE GROUND FLOOR

Porch 6'2" x 4'10" (1.89m x 1.48m)
With space for coats and shoes having glazed windows and entrance door into the first of the main reception rooms.

Lounge 18'9" x 11'1" (5.734m x 3.40m)
This well proportioned reception room is located to the front of the property. Stairs open into the room that rise up to the first floor. There is a focal fireplace with hearth and surround and double doors leading through to the heavily extended reception kitchen.

Family Reception Dining Kitchen 22'6" x 18'9" (6.87m x 5.74m)
This stunning extended reception kitchen now offers a modern and contemporary fitted kitchen with space for seating and dining and offers views out to the gardens and the countryside beyond. Lots of storage is available within the numerous eye level and base units topped with complementary work tops with large breakfast bar and matching kickbacks. There is a full range of fitted appliances including an oven, induction hob with extra, microwave, dishwasher, American fridge / freezer. The flooring continues seamlessly through in a light engineered timber and lots of light floods within through the combination of the large bifold doors and electronic velux windows. A door leads into the second reception / occasional bedroom with further doors leading into the garden.

Utility Room 8'2" x 8'7" (2.51m x 2.64m)
With further storage on offer and doors to both the side entrance and also garage. There are further appliances included such as washing machine, tumble dryer and also under counter fridge.

Sitting Room / Bedroom 13'2" x 10'2" (4.03m x 3.10m)
Leading off the extended kitchen this was previously a ground floor bedroom however is now a second reception with doors leading out to the garden and internal sliding door leading into the fabulous ensuite.

Bathroom 13'2" x 6'3" (4.03m x 1.92m)
Beautifully finished with a modern and contemporary suite. There is a large walk in shower that is electronically functioned having two separate shower heads, a large free standing bath together with a wash hand basin and low level flush wc. The flooring and splash backs are tiled and offers under floor heating for that extra luxury.

ON THE FIRST FLOOR

Landing 8'0" x 5'7" (2.44m x 1.72m)
With airing cupboard, loft access and doors leading to all rooms.

Bedroom One 13'2" x 11'1" (4.02m x 3.40m)
This good sized double bedroom is located to the front of the property and comes with fitted wardrobes.

Bedroom Two 13'2" x 9'6" (4.02m x 2.92m)
A second good sized double bedroom, once again with fitted wardrobes and stunning countryside views.

Bedroom Three 8'3" x 8'2" (2.52m x 2.51m)
This is a single bedroom set to the front of the property and would make a perfect single bedroom, home office or nursery.

Bathroom 8'2" x 6'9" (2.51m x 2.07m)
This modern fitted bathroom offers a bath with shower

over, a wash hand basin and wc. The flooring is laid with a timber effect vinyl and the walls tiled to the splash back areas.

OUTSIDE

Front

To the front there is a good sized expanse of lawns and driveway leading to the garage and side access.

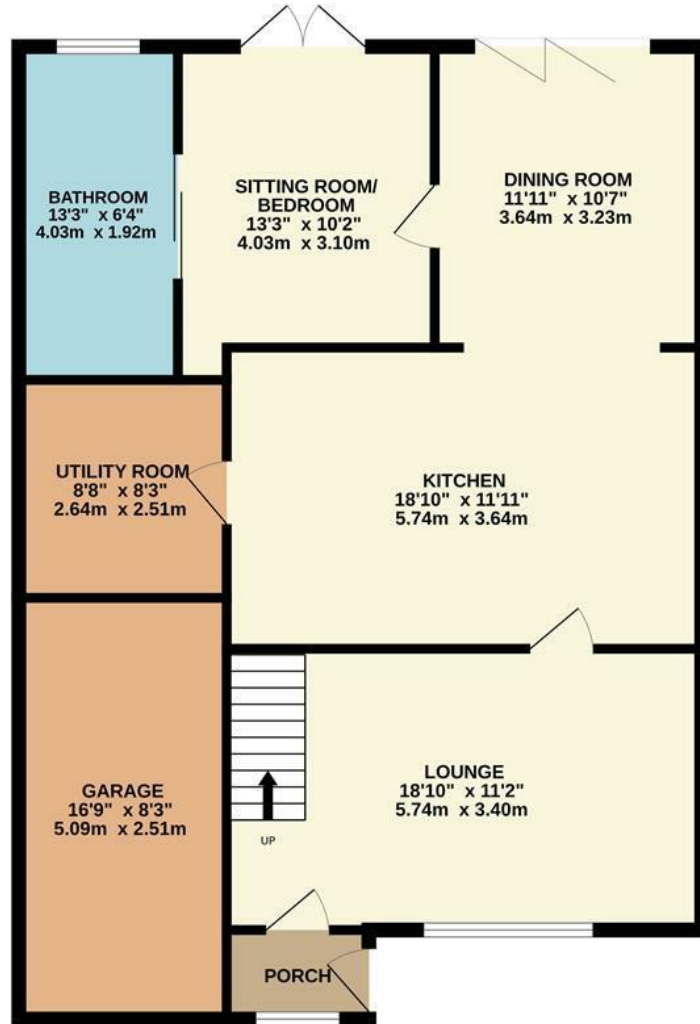
Rear

The rear garden offers undisturbed countryside views. There are a couple of areas of paved patios, mature stocked borders and lawns. There is a timber shed and workshop also present within the garden.

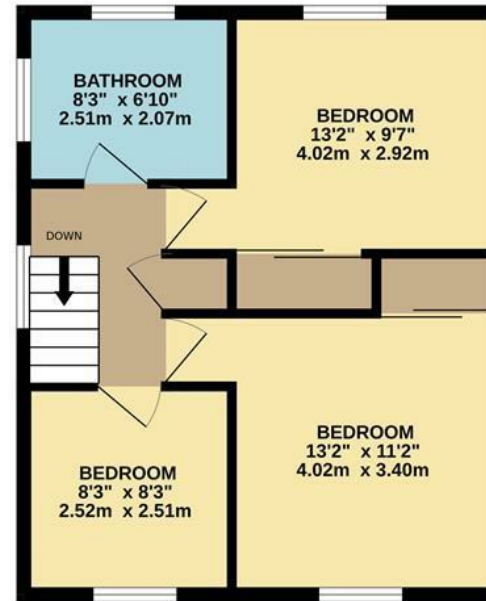
Garage 16'6" x 8'2" (5.04m x 2.51m)
With lots of storage available.



GROUND FLOOR
998 sq.ft. (92.7 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 1433 sq.ft. (133.1 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	69	81
(81-91) B		
(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
Environmental Impact (CO₂) Rating		
	Current	Potential
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		
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