



33 Brese Avenue, Warwick, CV34 5TS

Offers Over £350,000

charlesrose.

This beautifully presented and extended three bedroom detached family home is located on a quiet cul de sac just on the fringe of Warwick within the popular Woodloes development. Presented to a lovely standard throughout and having been extended to the rear creating a large sociable family reception kitchen together with a well proportioned living room to the front. Three bedrooms in total and handy tandem driveway and landscaped gardens to the rear.

#### LOCATION

Located on the popular and conveniently positioned Woodloes Park development in the North of Warwick, Brese Avenue is in an excellent location at the end of the no through road section ideal for commuters providing quick access to the A46/M40, and still within a mile of Warwick Train Station. Local schools are well regarded and local amenities within a short walk including a Co-op and local pub. It is also well situated for walks in the countryside and to the popular Saxon Mill pub.

#### GROUND FLOOR

The spacious ground floor has undergone some clever extensions to the rear with opening up the kitchen to now create a sociable and entertaining family reception kitchen with a modern fitted kitchen opening up into a designated dining space together with a summer lounge to the rear with doors to the gardens. The kitchen itself is finished with a modern and sleek gloss finish and offers an array of integrated appliances. To the front there is also a well proportioned living room flooding with natural light through the large glazing. Stairs lead off the hallway to the first floor.

#### FIRST FLOOR

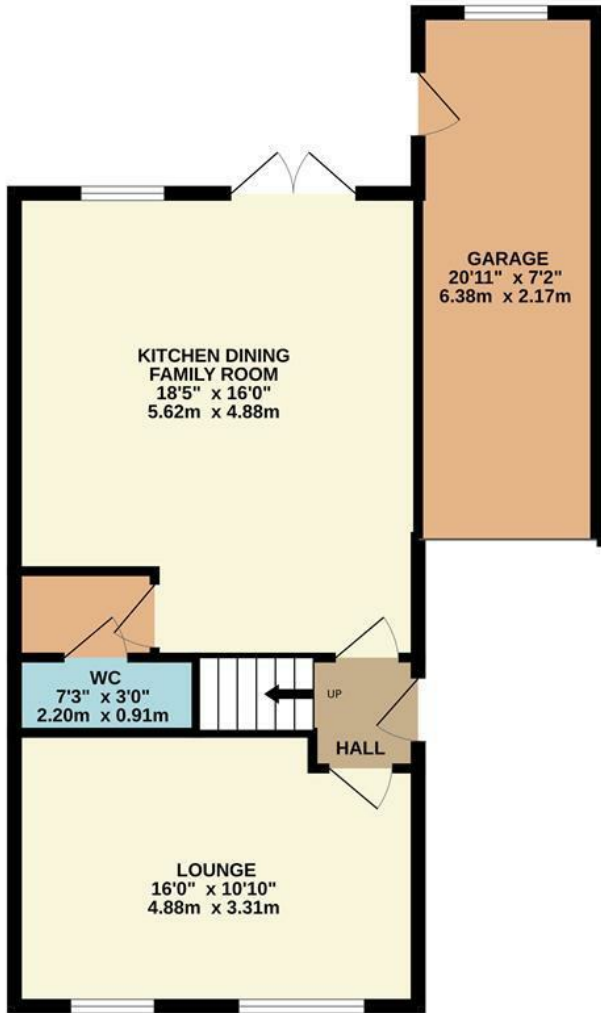
The first floor landing gives way to the three bedrooms and family bathroom. There are two double bedrooms both with fitted wardrobes. The third bedroom is also of a good size and is currently used as a home office. Finally the family bathroom has been fitted out with a white suite including a large corner bath, vanity unit and wc. The decoration has been finished to a lovely standard throughout.

#### OUTSIDE

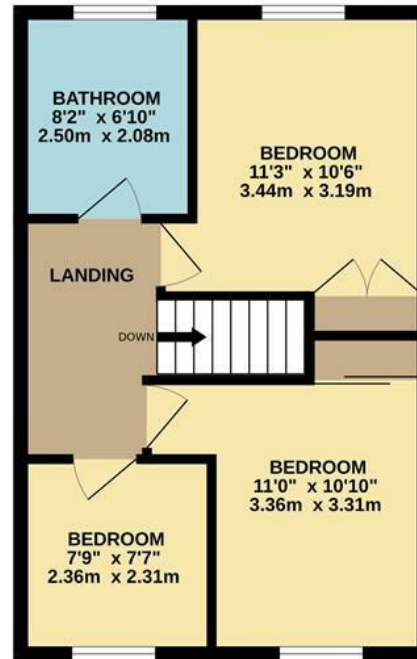
To the front of the property there is a lawned garden together with a tandem driveway leading to the garage. To the rear the gardens have been landscaped to a lovely style with a large paved patio with sleeper borders, artificial grass and raised borders.



GROUND FLOOR  
667 sq.ft. (62.0 sq.m.) approx.



1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 1075 sq.ft. (99.9 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			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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

