



SALES AND LETTINGS



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17 Caliban Mews, Warwick, CV34 6FS.

This fantastic end of terrace townhouse, located in a quiet cul-de-sac location in the Warwick Gates estate. Having being tastefully upgraded and cared for by the current owners, this extended property provides a well proportioned home for a family.

Hallway, kitchen, downstairs cloakroom, extended open plan living/dining, four bedrooms, two bathrooms, garden, single garage and off street parking.

Description

An immaculately presented, and extended end of terrace town house, positioned on the popular Warwick Gates development. The house has been vastly improved and upgraded by the current owners, during their ownership they have replaced the following; a new boiler, changed the UPVC double glazed windows, re-fitted the kitchen, re-fitted the main family bathroom and a re-configured and replaced the shower room.

Ground Floor

The entrance hallway to this property is laid with Karndean flooring, which has a seamless connection through to the extended living/dining area of the house. Immediately at the front is a downstairs cloakroom to the left, with a small frosted front window, and the kitchen opposite. The kitchen has been refitted, and now offers a range of oak fitted base and wall cupboards and drawers, with fully integrated items including fridge and freezer, dishwasher, washing machine, oven and hob with extractor fan. The worktops are fitted with a stylish and sleek light granite, and the flooring is tiled. A large front window gives good natural light to the room.

The extended living/dining area provides a large spacious open-plan room, with a vaulted glass roof over the extended part of the house, this along with 'New Wave' UPVC fully fitted doors across the full width of the house, allow for a fully versatile, and year round use, as these doors allows individual door panels to not only bi fold, but also slide across per section, providing a better year round use than bi-folds alone.

First Floor

There are two double bedrooms on the first floor. They both enjoy the benefit of having fitted wardrobes, and are equally sizeable rooms with space for free standing furniture. The front double bedroom has dual aspect over the front, whilst the back double bedroom has a view over the garden. The re-fitted family bathroom has stylish tiled walls over the panelled bath, with low level WC and wash basin with built cupboard underneath.

Second Floor

The top floor occupies the master bedroom which has bespoke fitted wardrobes, its has dual window aspect to front and side, and provides good natural light to the room. There is a re-fitted wet room/shower room which has double width shower cubicle and a glass screen with raindrop shower over. The fourth single room is used as a nursery at present and has one velux window to the rear.

Outside

The rear garden is fully paved providing ease of maintenance. There are fence panels to sides and rear and direct access from the garden into the side of the single garage. The gated side access also leads onto the driveway in front of the garage which provides tandem parking for up to 3 vehicles.



Important Information

Every care has been taken with the preparation of these sales particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These particulars do not constitute part or all of an offer or contracts are not to be relied upon as statement of representation or fact. Wigwam® has not carried out a structural survey and the services, appliances, equipment, fixtures and fittings have not been tested and no guarantees as to their operating ability or efficiency are given. The measurements and floor plans supplied are for general guidance / illustrative purposes only



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BANBURY OFFICE
48 High Street
Banbury
OX16 5LA
01295 276565
banbury@wigwamonline.com

LEAMINGTON OFFICE
10 Denby Buildings
Regent Grove
Royal Leamington Spa, CV32 4NY
01926 887766
leamington@wigwamonline.com

LETTINGS & PROPERTY MANAGEMENT
48 High Street, Banbury
Oxfordshire, OX16 5LA
01295 756337
rentals@wigwamonline.com



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