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9 Rogers Way, Chase Meadow, Warwick, CV34 6PY

Guide price
£495,000



This superbly presented detached family home occupies a generous plot position in this favoured location on Chase Meadow. The accommodation affords: Entrance hall, cloakroom, study, living room, open-plan dining kitchen, utility, master bedroom with en-suite bathroom, three further bedrooms and a family bathroom, gas heating, replacement double glazing, delightful front and rear gardens, double width driveway and double garage. No upward chain.

Chase Meadow is conveniently located close to Warwick town centre, and has a good selection of

local amenities which includes a Doctors Surgery, community centre, children's nursery, pharmacy, convenience store, two take aways & a public house/eatery.

Commuting is easy, with regular trains from Warwick Station, Warwick Parkway & Leamington Spa to Birmingham & London Marylebone. The motorway network is easily accessible with junction 15 of the M40 giving access to Birmingham & the North & London & the South.

The accommodation is arranged as follows:

Entrance Hall

Radiator, under stairs storage cupboard, staircase rising to First Floor, wall mounted digital thermostat control panel. Doors to:

Cloakroom

Comprising WC, wash hand basin, radiator, double glazed window.

Study

2.80m x 2.18m (9'2" x 7'2") Range of built-in office furniture, radiator and a double glazed window to





front aspect.

Living Room

5.35m x 3.63m (17'7" x 11'11") Fireplace with surround, marble inlay and hearth. Wiring for wall lights, two radiators, double glazed splay bay window to front aspect and double glazed French doors provide access to the rear deck and garden. Door to the Dining/Kitchen.

Open-plan Dining Kitchen

6.18m x 3.19m widening to 3.45m (20'3" x 10'6" widening to 11'4") Having a range of matching base and eye level units having complementary worktops with inset Franke stainless steel sink unit with mixer tap and complementary tiled splashbacks. Built in Bosch electric oven with storage cupboards above and below, AEG induction hob with extractor unit over. Integrated dishwasher, space for an American style fridge/freezer. Downlighters and a double glazed window to rear aspect.

Dining Area

Having a further range of drawer and base units in white gloss with marble effect worktops, tall storage unit, radiator, downlighters and a double glazed splay bay window to front aspect.

Utility

1.84m x 1.82m (6'0" x 6'0") Worktop with inset Franke sink unit with mixer tap, complementary tiled splashbacks, base and eye level storage cupboards, space and plumbing for washing machine and tumble dryer. Wall mounted gas fired boiler, radiator, extractor fan and a double glazed window to side





aspect.

First Floor Landing

Radiator, double glazed window to front aspect. Built-in Airing Cupboard housing the Megaflo hot water cylinder. Access to roof space. Doors to:

Bedroom One

4.14m x 3.30m (13'7" x 10'10") Built-in full height mirror fronted sliding door wardrobes, radiator and a double glazed window to rear aspect.

En Suite Bathroom

Villeroy & Bosch white suite comprising bath with telephone shower attachment, WC with concealed push button cistern, wash hand basin with storage cupboards below. Matching eye level storage cabinet, tiled shower enclosure with shower system, fully complementary tiled walls and floor, downlighters and a double glazed window to rear aspect.

Bedroom Two

3.30m x 3.14m (10'10" x 10'4") Built-in twin double door wardrobe, radiator and a double glazed window to rear aspect.

Bedroom Three

3.07m x 2.51m (10'1" x 8'3") Built-in double door wardrobe, radiator and a double glazed window to front aspect.

Bedroom Four

2.73m x 1.99m (8'11" x 6'6") Currently used as a dressing room with built in wardrobes and storage cupboards, display shelving, radiator and a double glazed window to front aspect.

Family Bathroom





Villeroy & Bosch white suite comprising WC, wash hand basin with white high gloss storage cupboards below, bath with shower system over, glazed shower screen. Heated towel rail, complementary tiled walls, extractor fan, tiled floor and a double glazed window.

Outside

There is an established front garden with pathway leading to the entrance door. A double width driveway provides good off road parking with access to the:

Double Garage

5.35m x 4.98m (17'7" x 16'4") Twin up and over doors, power and light. Service door to:

Rear Garden

Which is a particular feature of the property, having paved seating area with a raised dwarf planter. There are well tended shaped lawned gardens with mature stocked borders. Timber deck with pergola over, external lighting, outside tap and a gated side pedestrian access.

Tenure

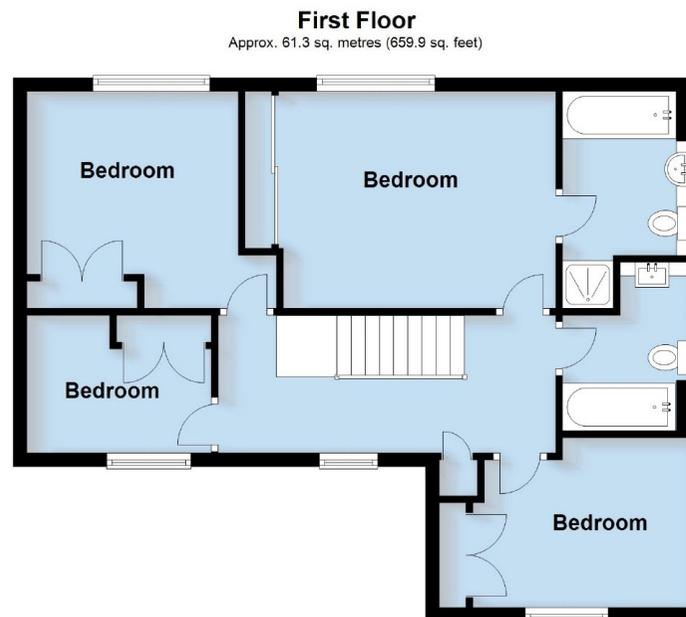
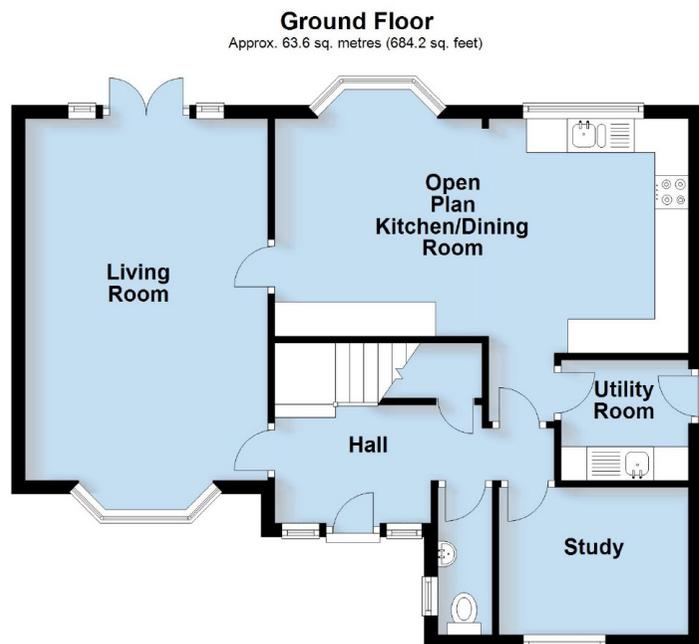
The property is understood to be freehold, although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected. NB We have not tested the heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be satisfactory working order and cannot give warranties in these respects. Interested parties are invited to make their own enquires.

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Total area: approx. 124.9 sq. metres (1344.1 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact

Warwick Office
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(82-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
	74	83	71
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN