



**Narrow Hall Meadow, Chase Meadow
Warwick, CV34 6DR**

Offers in the Region of: £600,000 FREEHOLD

Appointed to a beautiful presentation is this fabulous, 4 double bedrooomed detached home with a stunning open plan living, dining, home office & breakfast kitchen. With modern refitted bathroom suites, utility, lounge and generous corner plot this home truly deserves a 'best in class' title.



Appointed to a 'turn-key' presentation this home is very special. The open plan breakfast bar kitchen, family, dining room and home office area. Offering an inviting blend of social and entertaining spaces and yet retaining a warm and cosy feel.

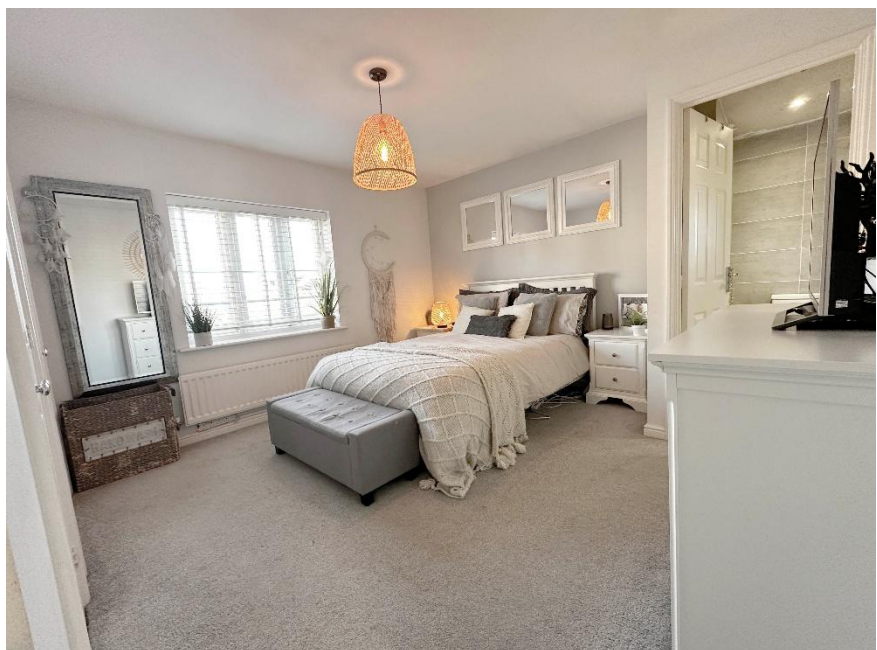
The kitchen has been refitted and offers built in appliances, supported by a utility room with side access to the bin store. The dining area is flooded with natural light with bi-fold doors and windows overlooking the well tended, south facing garden. There's even a bespoke, built in home office unit and door into a full sized garage.



The lounge lies to the front and feeds from a welcoming reception hallway with guest WC and cloaks cupboard with stylish glass panelled balustrade to the first floor.

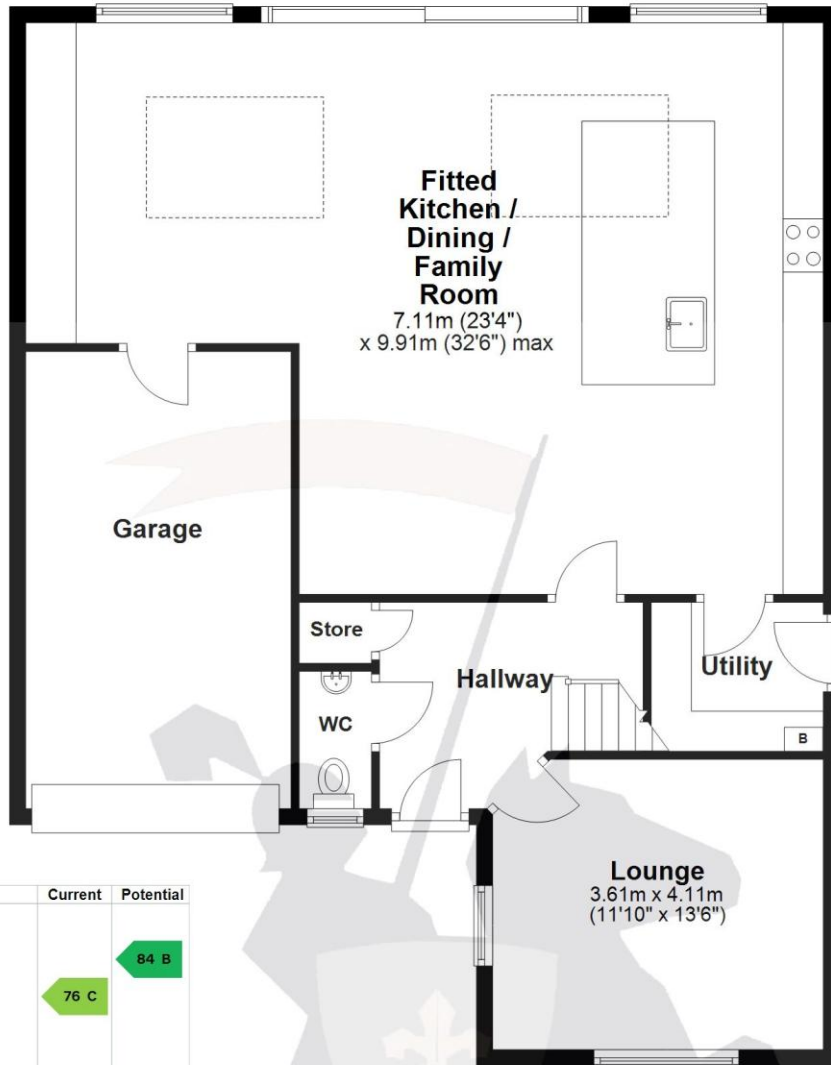
Four bedrooms sit to the first floor, with the principal enjoying a refitted ensuite shower. The family bathroom has also undergone a refit and so this property is perfect for those less keen on DIY or updating projects. The landing area also has useful over-stairs storage and airing cupboard.

Close to schools, shops, amenities and transport networks there compromises here are few and far between!



Ground Floor

Approx. 109.2 sq. metres (1175.2 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

First Floor

Approx. 68.8 sq. metres (740.4 sq. feet)



Total area: approx. 178.0 sq. metres (1915.5 sq. feet)

For identification purposes only. The plan has not been drawn to scale and should not be relied upon for anything other than an approximate relationship from one room to another.
Plan produced using PlanUp.

Things to Know...

The Property will be offered with vacant possession and is of Freehold Tenure verified via our HMLR checks.

Services – The vendor advise that all mains services are connected to the property however we suggest this is confirmed by your legal representative prior to exchange of contracts.

Local Authority is Warwick D.C with a Council Tax Band of E equating to approx. £2,747 per annum (2024-2025).

Money Laundering – We have procedures in place to forestall and prevent Money Laundering. Should we be concerned that an offence is being committed we will act in accordance with the Proceeds of Crime Act 2002 and disclose our concerns to the National Crime Agency.

A Material Information form is available on request.

Subjective comments in these details imply the opinion of the selling agent at the time these details were prepared. Naturally the opinions of the purchasers may differ. The details are for guidance only and do not form part of the contract. It is advisable that prior to exchange of contracts purchasers walk the boundaries and ensure they are in accordance with the title plan. We also suggest Fixtures and Fittings are confirmed at the point of negotiation.

Referral Fees – Kingsman can offer referral advice to third party providers for mortgage advice, conveyancing assistance and surveying work. Our referral fees can vary case to case but are normally within a £50 to £350 variance. Please ask for more details if you would like clarity on any such referral fee we may be paid.



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