



**Morecroft Drive, Warwick**

CV34 6DF

In Excess of **£450,000**





An impressive three double bedroom, three storey, semi-detached home. Situated in the heart of the popular Chase Meadows in Warwick. The property is in immaculate condition and really is a 'turnkey' property, just open the door and move your belongings straight in.

The property is approached via a pedestrian gate opening on to a pathway that leads to an open porch, ideal to shelter from the rain whilst searching for your keys! The front entrance door opens to the entrance hallway with stairs rising to the floors above. First on the right at the front, is a multi-functional room that could be utilised as a snug, office or playroom.

Next along on the right, enters the kitchen dining room located on the rear. This modern, open plan style means conversation flows easy whilst the chef of the house cooks up a storm in front of dining guest's eyes. There is ample space for a 4-6 chair dining table positioned in front of the French doors affording a lovely view over the rear garden. The kitchen is fitted with shaker style units having complementary worksurfaces over with inset gas hob and built in oven beneath. All appliances are integrated giving that streamline look.

Also off the hallway, is a utility room with space for washing machine and tumble dryer keeping those noisy appliances out of earshot and a rear door opens to the garden. There is also a downstairs cloakroom, a must for all good homes.







Heading upstairs to the first-floor landing, a feature internal glass window allows light to flood in from the living room and stairs rise to the second floor.

Located to the front is the living room, this is a generous room which is bright and airy where light floods in through two windows and there is a gas feature fireplace giving a focal point to the room. Here you can watch the world go by in private. Also on this floor, is the master bedroom having fitted wardrobes to one wall aiding in keeping the room decluttered and benefits with having a three-piece shower en-suite.

Heading up to the second floor, a large window in the stairwell allows light to cascade in. On this floor there is a spacious second bedroom also benefitting with having two windows to the front and fitted wardrobes, there is ample space to accommodate the largest of beds. Also on this floor is the third bedroom which can also accommodate a double bed. The family bathroom facilitates both these bedrooms and comprises of a three-piece suite of bath, wash hand basin and W/C.







Outside to the rear of the property has a lovely low maintenance, walled rear garden. The garden has been mainly laid with artificial grass which showcases a patio area with stepping stones leading down to the rear gate. This garden is easy to manage if you lead busy lives or for more green fingered souls there is plenty of space to tend to pots of planted flowers, adding a splash of colour throughout the seasons. There is ample space to accommodate garden furniture, you can really imagine enjoying a BBQ or al-fresco dining with family and friends or sitting out enjoying your favourite tipple relaxing and unwinding at the end of a busy day.

To the rear there is a driveway providing of road parking for one vehicle in front of the detached single garage. The garage has an up and over action door, power and light, there is also shelving fitted and storage in the roof space. To the front there is an enclosed foregarden also laid with artificial grass and is enclosed by railings and a pedestrian gate with pathway.







Council Tax band: E

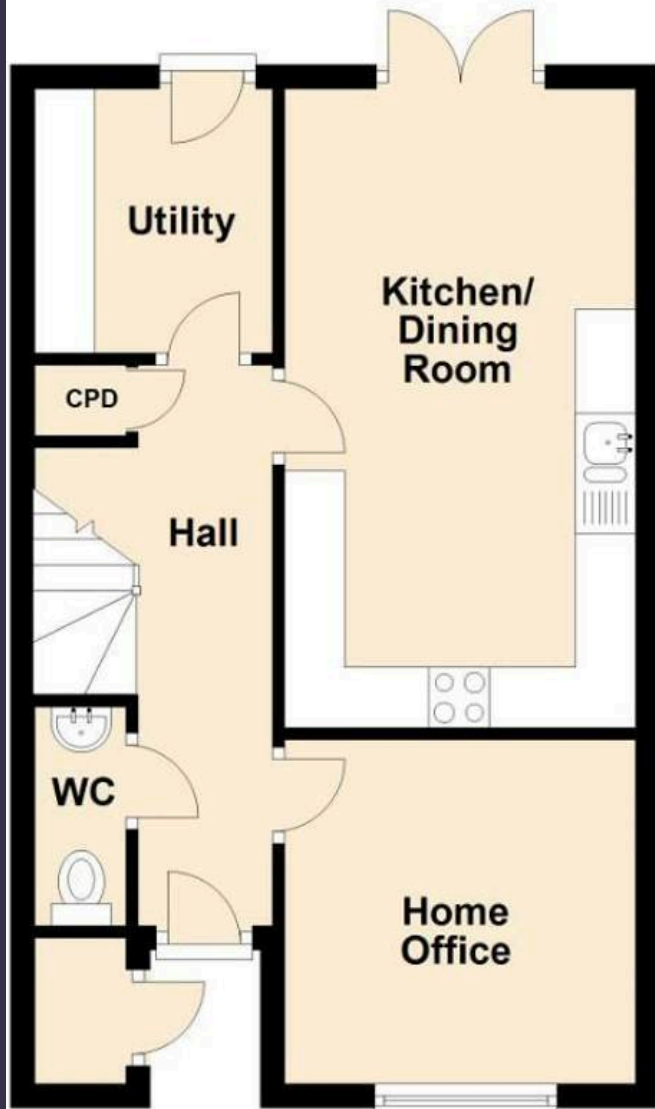
Tenure: Freehold

EPC Energy Efficiency Rating: C

- Three Storey Semi-detached Town House
- Three Double Bedrooms
- Kitchen Dining Room
- Two Reception Rooms
- Downstairs Cloakroom
- Master Bedroom with En-suite
- Garage & Driveway to Rear
- Low Maintenance Walled Rear Garden
- Immaculate Condition Throughout
- Popular Location with Local Amenities & School

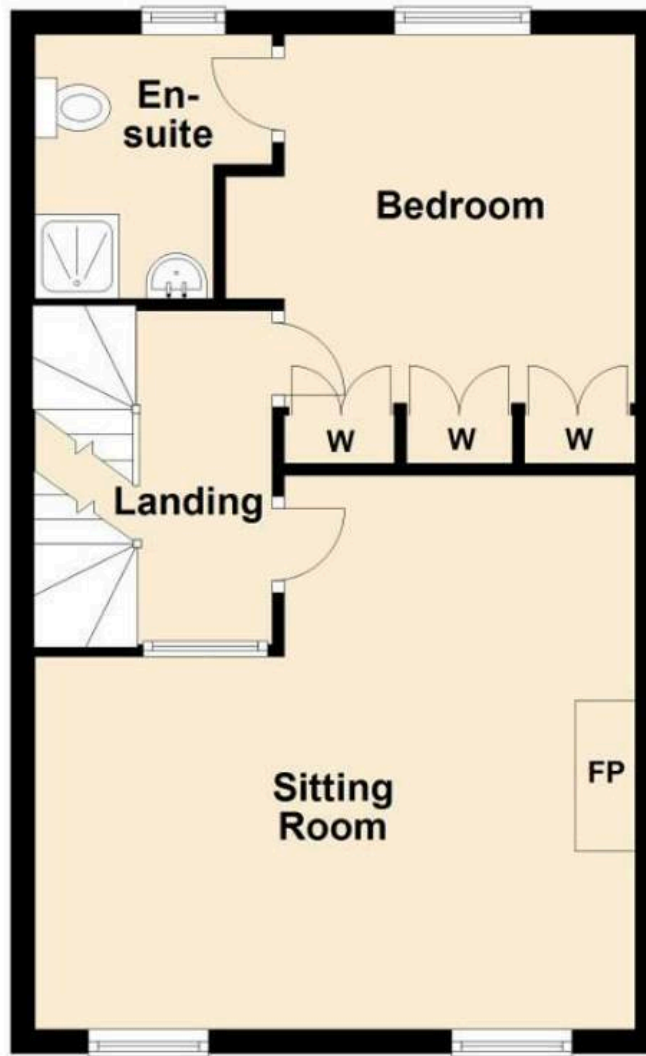
## Ground Floor

Approx. 39.5 sq. metres (425.3 sq. feet)



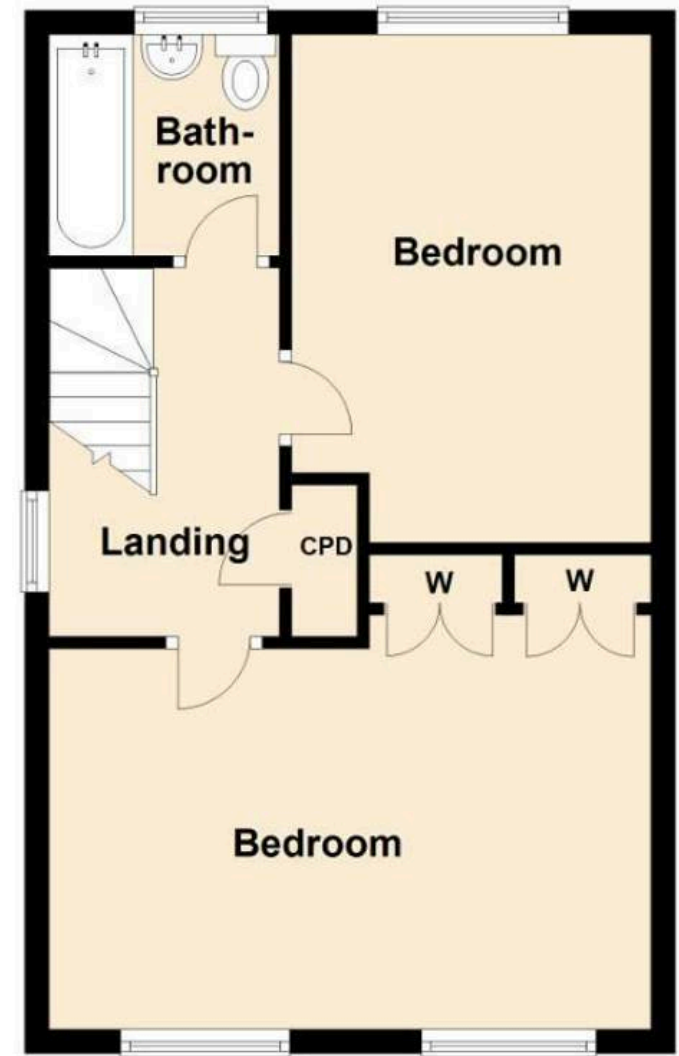
## First Floor

Approx. 41.2 sq. metres (443.6 sq. feet)



## Second Floor

Approx. 41.3 sq. metres (444.9 sq. feet)



Total area: approx. 122.1 sq. metres (1313.9 sq. feet)







**Natalie Christopher Estate Agents**

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