



3 Jonson Avenue
Warwick CV34 6PG
Offers Over £590,000

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Chase Meadow

EXTENDED EXECUTIVE FAMILY HOME This impressive executive family home is a four bedroom detached home which is in a favoured position on Chase Meadow close to the nature park. Offering high specification over two floors the accommodation affords: reception hall, cloakroom, living room, extended dining / kitchen / family room, a separate utility room, master bedroom with fitted wardrobes & en-suite, three further bedrooms, family bathroom, driveway, garage and a good sized rear garden.

The property has the benefit of ground floor under floor heating, air conditioning and solar panels. The owner has informed us that there is planning permission in place to convert the loft in to a master bedroom with an en-suite which would make the property a five bedroom house. Call us today for more information or to book in an internal viewing.

Location

Chase Meadow is conveniently located close to Warwick town centre and has a good selection of local amenities which includes a doctors surgery, pharmacy, community centre, children's nursery, Tesco Express, deli / coffee shop, two take aways and a public house / eatery. Commuting is easy with ready access to the M40 and convenient train links to London and Birmingham.

Entrance Hall

Having stairs rising to the first floor, tile flooring with under floor heating, under stairs storage and doors to the lounge and extended open plan living area.

Lounge

5.43m x 3.16m (17'9" x 10'4")

A light and airy lounge which has a double-glazed window to the front elevation, under floor heating and space for lounge furniture.

Cloakroom

Having a low level W/C, sink unit, part tiled walls and tile flooring with under floor heating.

Kitchen / Diner / Family Room

7.77m x 5.54m (25'5" x 18'2")

This is a truly a spectacular area which has been thoughtfully designed by the

current owners and extended to create ample living accommodation which would be great to host family events. In brief the 1909 kitchen comprises of built in Neff appliances such as triple oven unit, microwave, dishwasher, induction hob, space for a fridge / freezer, work top surfaces, cupboards, part tiled walls, pantry unit for ample storage with lighting and a Quooker tap unit with a sink below. The oven units can be controlled via a smart phone system. The area also benefits from under floor heating and an air conditioning unit which is great in warm and cold weather conditions. The kitchen also has Velux windows, bi-folding doors leading out to the rear garden, a double glazed window and ample space for lounge / dining room furniture.

Utility Room

1.61m x 1.56m (5'3" x 5'1")

Having space for a washing machine, dryer, built in sink unit, cupboard and a door leading out to the side of the property.

Landing

Having doors to adjacent rooms, an airing cupboard which is great for storage and having loft access which can be converted.

Master Bedroom

5.85m x 3.72m (19'2" x 12'2")

Having two double glazed windows to the front elevation, built in wardrobes, gas central radiator, built in air conditioning units in the ceiling and space for bedroom furniture and a door leading to the;

En-suite Shower Room

1.94m x 1.66m (6'4" x 5'5")

Having a frosted double glazed window to the front elevation, heated towel rail, shower cubicle, low level W/C and a sink unit.

Bedroom Two

4.07m x 2.63m (13'4" x 8'7")

Having built in air conditioning units in the ceiling, gas central heating radiator, a double glazed window to the rear elevation and space for bedroom furniture.

Bedroom Three

3.06m x 2.34m (10'0" x 7'8")

Having a gas central heating radiator, a double glazed window to the rear elevation, built in desk with units for storage and space for bedroom furniture.

Features

Extended Family Home

Solar Panels

Planning Permission In Place For A Loft Conversion

High Quality Appliances In The Kitchen

Air Conditioning Units

Four Double Bedrooms With The Master Having An Ensuite

Off Road Parking

South / West Facing Rear Garden

Under Floor Heating To The Ground Floor

Garage





Floorplan



Total area: approx. 135.8 sq. metres (1461.3 sq. feet)

General Information

Tenure
Freehold

Fixtures & Fittings

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band F - Warwick District Council



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	84	86
EU Directive 2002/91/EC		

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