

# Lodge Crescent, Warwick

Distinctive Collection

HAWKESFORD





# Lodge Crescent

## Warwick, CV34 6BB

## Guide price £550,000

Detached. Three Bedrooms. South-Facing Garden. Garden Room. And All Within Walking Distance of the Town Centre.

A fabulous three-bedroom detached home tucked away in a quiet cul-de-sac, offering surprisingly spacious and versatile accommodation, a south-facing rear garden and a brand-new garden room.

The property enjoys a pleasant outlook over green space to the front, with driveway parking and a garage providing excellent storage, together with a useful additional area currently set up as a craft room/home office with light and power.

Inside, the bright and welcoming entrance hall leads to a downstairs shower room and an impressive L-shaped open-plan living and dining room, featuring a cosy wood burner and doors opening directly onto the garden. The fitted kitchen is accessed from both the hallway and dining area, with a useful adjoining utility space offering further flexibility.

Upstairs are three bedrooms, including a generous principal bedroom with fitted wardrobes, a second double bedroom with en-suite shower room, a single bedroom with fitted storage and the family bathroom.

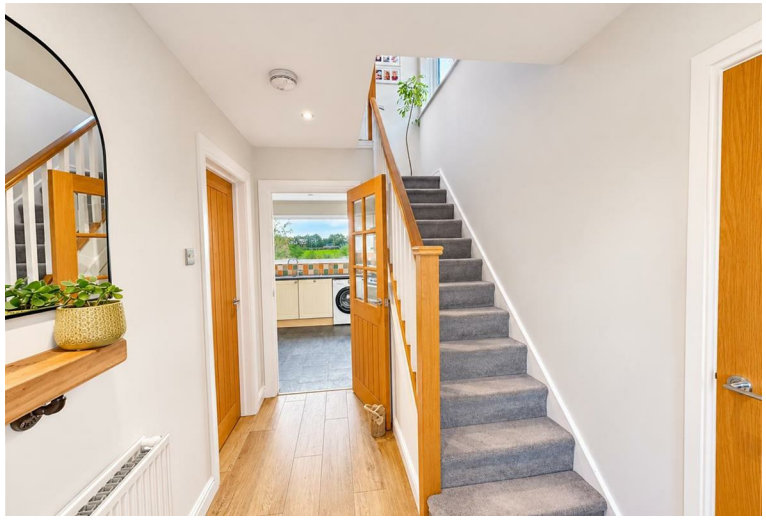
Outside, the south-facing rear garden provides a wonderful space for entertaining and relaxing, while the brand-new garden room offers fantastic versatility — ideal as a home office, gym, hobby room, additional living space or occasional sleeping accommodation.

With the town centre within easy walking distance, excellent access to the A46 and M40, and a fantastic combination of indoor and outdoor space, this is a home that offers flexibility, convenience and plenty of lifestyle appeal.

A detached home with a difference — early viewing is highly recommended.









- Three Bedroom Detached Home
- Downstairs Shower Room, 1st Floor Bathroom and En-Suite Shower Room
- Lovely Light and Bright Living Room with Wood Burner
- Dining Room with Doors Out to the South Facing Garden
- Fitted Kitchen with Separate Utility Area
- Brand New Garden Room with Light and Power
- South Facing Garden
- Driveway Parking
- Garage for Storage with Rear being Converted into a Craft Room
- EPC - 69 (C)




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# The Property

Entrance
Access to the property is via a composite front door which leads into the entrance hall. Having wood effect flooring, neutral décor to walls and ceiling, LED spotlights to ceiling, a radiator, carpeted stairs lead up to the first floor landing. Obscure glazed panel to front elevation.

Downstairs Shower Room
Having tile effect flooring, neutral décor to walls and ceiling, walls tiled to half height increasing to full height around the shower, obscure double glazed window to side elevation, LED spotlights to ceiling, chrome heated towel rail, low level flush WC, pedestal wash hand basin, walk in shower cubicle.

Living Room
16'5" x 12'3"
Continuation of flooring and décor from the entrance hall and having a large double glazed window to front elevation, a radiator, two light points to ceiling and a wrought iron wood burning stove set in an inglenook fireplace on a slate hearth. A large square archway leads into the dining area.

Dining Area
10'11" x 10'11"
Continuation of flooring and décor, double glazed single French door to rear elevation and access out to the garden and a large glazed panel with opening window above to rear elevation, a radiator and light point to ceiling.

Kitchen
10'11" x 12'0"
maximum measurements
Accessed via the hallway or dining area you have the L shape kitchen. Having a range of wall and base units, space for an over, space and plumbing for a washing machine, integrated dishwasher, undercounter integrated fridge and freezer, stainless steel sink with matching drainer set into worksurface with a tile backsplash, vinyl flooring, neutral décor to walls and ceiling, large double glazed window overlooking the rear garden, LED spotlights to ceiling, a radiator and built in larder cupboard.











Utility Room
7'4" x 9'5"
From the kitchen an open archway leads into the utility area, having continuation of flooring and décor, double glazed window to side elevation, a radiator, double glazed door to rear elevation giving access out to the garden. Base and wall units match the kitchen, space for a full height fridge freezer, space for a tumble dryer and the Worchester combi boiler is also located in here and is approx 4 years old.

First Floor Landing
Returning to the hallway, carpeted stairs lead up to the first floor landing which has a window to side elevation, carpet to floor, light point and positive input ventilator to ceiling, access to loft void. The loft is partially boarded and has a light.

Bedroom One
12'3" x 12'0"
measurements not including the wardrobe depth.
Having carpet to floor, neutral décor to walls and ceiling, large window to front elevation, light point to ceiling, a radiator, and a run of fitted wardrobes.

Bedroom Two
12'11" x 10'11"
Having carpet to floor, neutral décor to walls and ceiling, large window to rear elevation, light point to ceiling, a radiator and door giving access to the ensuite.

Ensuite Shower Room
Fitted with a wall mounted wash hand basin, low level flush WC with built in cistern, walk in shower cubicle, chrome heated towel rail and a large digitally operated mirror, tiled floor, walls tiled to half height and full height in the shower, LED spotlights and extractor to ceiling.

Bedroom Three
9'0" x 6'2"
Having carpet to floor, neutral décor to walls and ceiling, large window to front elevation, light point to ceiling, a radiator and open shelving above the bulkhead.

Family Bathroom
10'2" x 5'10"
The bathroom is fitted with a large walk in shower cubicle, vanity wash hand basin, freestanding bath, tiled floor, walls are tiled to half height around the bath and full height around the shower, two obscure glazed windows to rear elevation, LED spotlights and extractor to ceiling, chrome heated towel rail.

Rear Garden
To the rear of the property and accessed from the kitchen and dining area is the large South facing garden. The majority of the garden is laid to lawn, large, paved patio area going across the width of the house and continuing down the side of the property, there is also a pedestrian gate that gives access out to the drive.

Garden Room
10'10" x 20'8"
Another outstanding feature of the property is the garden room which could be utilities as a home office, gym, or additional living/sleeping accommodation. Having LVT flooring, LED spotlight to ceilings, a large sliding double glazed door to side elevation, double glazed windows to front and side elevations.

Garage
Currently used for storage and benefitting from having light and power points, so the space could have a number of uses. With a double glazed door that leads out to the rear garden. Another door leads into the front of the garage can be accessed from the drive via an electrically operated up and over door, also benefitting from having light and power.

Frontage
To the front of the property there is the driveway which provides off road parking for a number of vehicles.

## Ground Floor

Approx. 74.4 sq. metres (801.2 sq. feet)



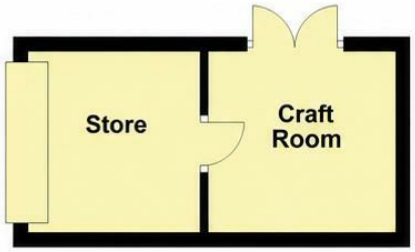


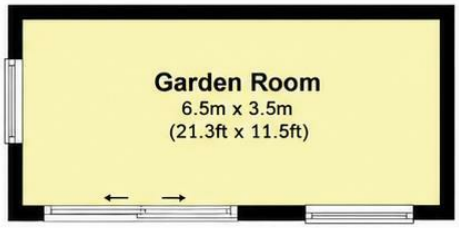


## First Floor

Approx. 50.4 sq. metres (542.8 sq. feet)



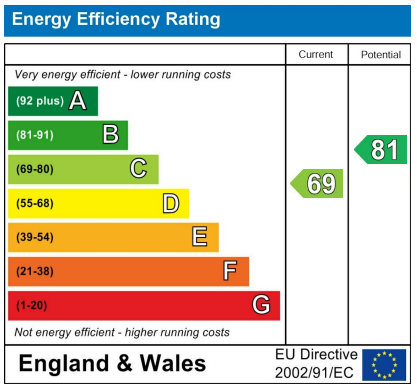




Total area: approx. 147.6 sq. metres (1589.3 sq. feet)

(Includes Garden Room: 22.8 sq. metres (245.3 sq. feet))

This plan is for illustration purposes only and should not be relied upon as a statement of fact.






Hawkesford Estate Agents