



GOLDSMITH AVENUE,

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SALES & LETTINGS



complete
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FOR SALE



An impressive and beautifully presented extended three double bedroom semi-detached family home, including a versatile ground floor bedroom, offering spacious and flexible accommodation throughout. Finished to an exceptional standard, this superb home provides stylish and adaptable living space ideal for modern family life. Further benefits include a generous private rear garden, perfect for outdoor entertaining and relaxation, together with a private driveway providing convenient off-road parking. Ideally situated in a sought-after Warwick location, the property is within easy reach of Warwick Racecourse, the historic Warwick Castle, excellent local amenities, highly regarded schools, and superb transport links.

Entrance Hall

A welcoming entrance hall entered via a composite front door with obscured double glazed inserts, complemented by a double glazed side window allowing for plenty of natural light. Featuring tiled flooring, two ceiling light points and a central heating radiator, the hallway provides access to the living room, the versatile converted garage currently used as a ground floor bedroom, and stairs rising to the first floor.

Living Room/Study

A spacious and inviting living room featuring attractive solid wood flooring, a double glazed window to the front elevation allowing for plenty of natural light, an elegant gas fireplace with marble hearth and surround, wall lighting, a ceiling light point and a central heating radiator. To the front of the room is a useful tiled area, thoughtfully separated to create a practical home office space, ideal for those working from home. The living room provides access to the kitchen and opens seamlessly into the impressive extension, creating a versatile dining and family/playroom space, perfect for modern family living.

Garden Room

A superb addition to the home, this spacious and versatile reception room features a continuation of the attractive solid wood flooring and benefits from a striking lantern-style roof with inset spotlights, creating a bright and airy atmosphere. Surrounded by double glazed windows on three sides and with double glazed doors opening onto the rear garden, the room enjoys an abundance of natural light. Originally constructed as a conservatory, it has since been fully insulated and upgraded to provide comfortable year-round use. Further features include a central heating radiator, making it an ideal space for dining, relaxing or entertaining.

Kitchen

A spacious and well-appointed breakfast kitchen fitted with a comprehensive range of matching base and wall mounted cupboards and drawers, complemented by tiled flooring, tiled splashbacks and stylish vertical central heating radiators. The kitchen is centred around a Rangemaster cooker with matching extractor hood and features a double stainless steel sink with drainer and mixer tap positioned beneath a double glazed window overlooking the rear garden. There is an integrated dishwasher, space for a large American-style fridge freezer, washing machine and tumble dryer, along with useful understairs storage. A composite door with double glazed insert provides direct access to the rear garden, while an internal door leads to the downstairs WC and shower room. Spotlights to the ceiling complete this bright and practical family kitchen.

Guest WC/ Shower Room

A ground floor shower room featuring tiled flooring, a low-level WC, pedestal wash hand basin, fully tiled shower enclosure with folding glass door, central heating radiator and inset ceiling spotlights.

Bedroom Three (Ground Floor)

A versatile ground floor room, currently utilised as a bedroom, offering the flexibility to be used as a home office or playroom. Featuring wood effect laminate flooring, two ceiling light points, a central heating radiator and a double glazed window to the front elevation. Solid wood doors provide access to both the hallway and kitchen.

Stairs & Landing

Fully carpeted stairs rise to the first floor landing, featuring a painted wooden balustrade, inset ceiling spotlights and a double glazed window overlooking the rear elevation. Doors lead to the family bathroom and two of the three bedrooms, with a further staircase providing access to the loft bedroom.

Bedroom One

A spacious dual aspect double bedroom featuring double glazed windows to the front and rear elevations, fitted mirrored sliding door wardrobes, a large built-in storage cupboard, fitted carpet, two ceiling light points and a central heating radiator.



Bedroom Two

A generous second double bedroom featuring a double glazed window to the front elevation, fitted wardrobes with drawers beneath, a central heating radiator and a ceiling light point.

Loft

An impressive loft room , featuring fitted carpet, inset ceiling spotlights and a Velux window to the rear elevation. The room benefits from a useful dressing area with additional storage, along with access to further eaves storage, currently housing the boiler.

Family Bathroom

A spacious family bathroom comprising a corner bath with shower over, contemporary wash hand basin with vanity unit beneath, low-level WC and two mirrored wall-mounted cabinets. Further features include a large storage cupboard, central heating radiator, inset ceiling spotlights and an obscured double glazed window to the rear elevation.

Front & Parking

To the front, the property enjoys an attractive and low-maintenance frontage with a large block paved driveway providing off-road parking for multiple vehicles. A decorative gravelled border with mature shrubs and planting enhances the kerb appeal, while a gated side pathway offers secure access to the rear garden. Set back from the road, the property enjoys an open outlook and a welcoming approach.

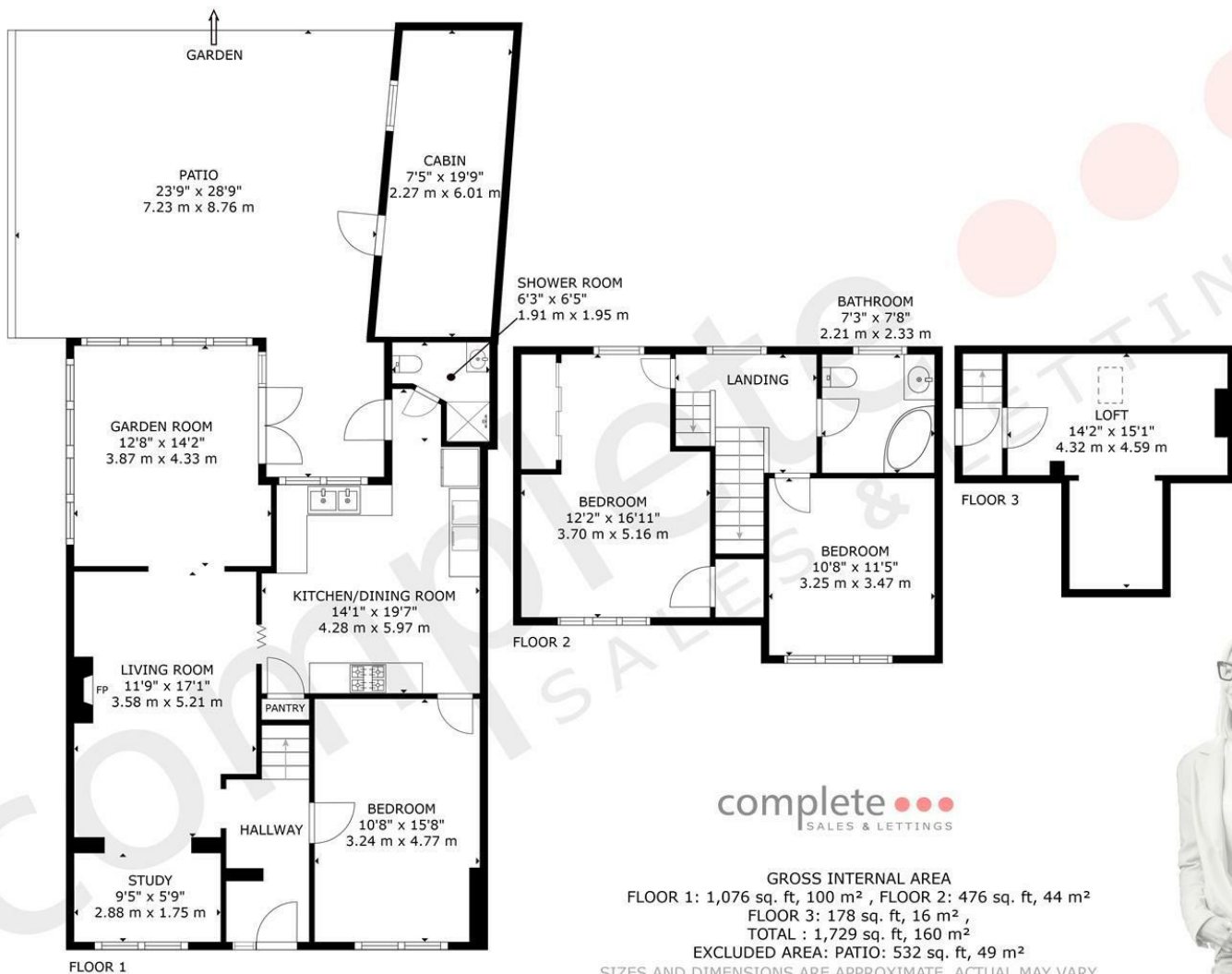
Garden Cabin

A superb garden cabin with a composite entrance door, wood flooring, power, lighting and ample power sockets. Currently utilised as a practical storage space, it benefits from fitted shelving and provides excellent storage for bicycles, gardening equipment, tools and outdoor furniture, while also offering potential for use as a workshop or hobby room.

Rear Garden

The generous rear garden is fully enclosed by timber fencing, creating a private and secure outdoor space ideal for families and entertaining. A large natural stone patio provides the



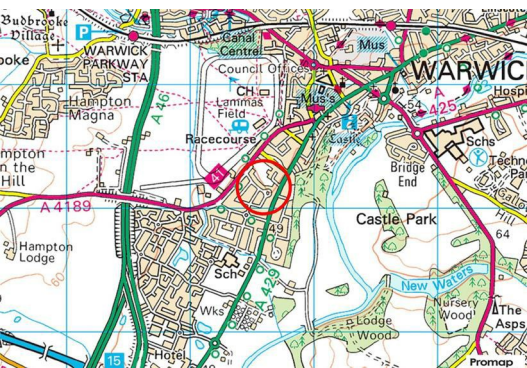


perfect setting for outdoor dining and relaxation, leading onto a lawned area and a further raised decked seating area with a summer house (currently requiring some maintenance). A charming pergola draped with mature climbing vines creates an attractive focal point, while mature trees to the rear enhance the property's sense of privacy. Further benefits include gated side access, an outside tap and external lighting.



- Semi Detached Extended Family Home
- Two Bathrooms
- Two Reception Rooms
- Driveway For Three Vehicles
- Large Loft Space

- Three Bedrooms (One Ground Floor)
- Fitted Kitchen
- Large Garden
- Versatile Living Space
- Close To Warwick Castle & Racecourse



GOLDSMITH AVENUE, WARWICK

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	72
(45-54) E		
(21-28) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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