



£350,000 | Freehold

Bevan Close, Warmington PE8 6WJ





## Key Features & Description

- Four Bedroom End of Terrace Home
- Private Garden
- Off-Road Parking for Three Cars
- EPC: Rating C
- Move-in Condition
- Air Source Heat Pump
- No Forward Chain
- Quiet Cul-de-Sac in Village
- EPC Rating C | Council Tax Band C
- Air Source Heat Pump

A well-maintained and neutrally presented four-bedroom town house benefitting from off-road parking for three cars, a private, south-east facing garden, and an en-suite wet room.

This home has a high energy efficiency rating with an air source heat pump.

On the ground floor, there is an entrance hallway, which leads to the kitchen/breakfast room. A range of wall and base units are provided, along with wood worktops, a tiled splashback, an integrated oven and ceramic sink. The living room is bright and neutral with a stone fire surround as the focal point. French doors open out onto the patio area. Additionally, there is a downstairs cloakroom.

On the first floor there are two good sized double bedrooms and one single bedroom. The main bedroom has a built-in wardrobe and a modern en-suite wet room with floor to ceiling tiling and built in shelving. A family bathroom completes this level.

The second floor offers another large double bedroom. This space is dual aspect, with Velux windows and further built in storage.

Externally, this home has a well-kept and private garden, with two patio areas, perfect for outdoor dining. There is a lean-to, with power, stretching the length of the house, providing ample storage space.

Located in a quiet cul-de-sac in Warmington.





### Ground Floor

Approx. 37.4 sq. metres (402.3 sq. feet)



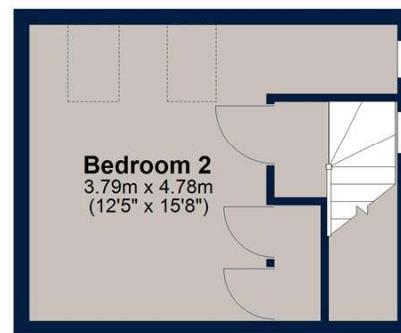
### First Floor

Approx. 37.0 sq. metres (398.5 sq. feet)



### Second Floor

Approx. 18.2 sq. metres (196.3 sq. feet)



Total area: approx. 92.6 sq. metres (997.1 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. All measurements, doors, windows, rooms and other items are approximate and should not be relied upon for any purpose.  
Plan produced using PlanUp.

#### Important Notice

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