



ginger

CASTLE CLOSE

FILLONGLEY

WELCOME

Ginger are delighted to offer this spacious four bedroom detached family house set within a peaceful and secluded cul-de-sac in Fillongley village.

The cul-de-sac is relatively unknown within the village, and backs on to local farmers fields surrounded by an abundance of countryside walks for your dog. Conveniently placed on the edge of the village with a short walk into the centre, where you'll find local amenities, pub and the village school.

The property is perfect for a family offering an abundance of living space, boasting that all-important open-plan extended kitchen/dining/sitting space, as well as having a separate family living room with log-burning fire. There's also a downstairs cloakroom and utility.

Upstairs, the two main bedrooms are a great size, both having the benefit of en-suite shower rooms, with the third and fourth bedroom also being good sized doubles and sharing the re-fitted family bathroom. There's even space on the landing for an office desk.

Outside, the garden has been landscaped to offer a generous patio, with a further raised patio for your dining set, lawn area and space around the side for a further vehicle or storing of a caravan/boat if needed. There's also a large driveway to the front with access into the garage.

KEY FEATURES

- A spacious, extended 4 bedroom detached home in a peaceful cul-de-sac
- Generous living accommodation on the ground floor
- Extended open-plan kitchen/diner/sitting area
- Separate family living room with log-burning fire
- Cloakroom and separate utility
- Two large bedrooms with en-suite shower rooms
- Spacious landing with office space
- Landscaped rear garden and tiered patio
- Extended driveway and integral single garage
- Super family home in the heart of Fillongley village





LIVING SPACES

This is the perfect family home, the downstairs accommodation certainly delivers an abundance of space to provide for a large family.

As you step into the property you are greeted by an inner-hallway which is perfect for kicking off your shoes and hanging up the dog lead, having a useful storage cupboard to place coats and shoes.

The main hallway is a lovely size, stylishly presented with a neutral decor and contrasting panelling as well as laminate floor flowing through into the rear sitting room. The hallway gives access into the family living room, and two doors opening into the kitchen and sitting room. There's a handy under the stairs storage cupboard, as well as a further door leading into the cloakroom and utility. Stairs rising to bedrooms and bathroom.

The cloakroom is neutrally presented with contrasting floor tiles, there is a toilet and large opening window to the side elevation, affording access into the separate utility which is a really handy space. The utility provides plumbing and facilities for your washing machine and dryer, it's home to the boiler, as well as providing plenty of floor space for some additional storage, and has the benefit of a wash basin. There is a door leading out to the side elevation of the property and complimented by easy to clean floor tiles.

The family living room is a lovely comfortable space, set to the front of the house, boasting dual aspect views to the front and side elevation. A key feature to this comfy room is the focal fireplace which enjoys a traditional surround to add a touch of history complimented by that all important log-burning fire set within. This room will easily accommodate your sofas and chairs, and makes for a nice comfy winter room with the family cuddled up in-front of a movie. In addition, there is plenty of space for your media centre, having power point and television aerial point, as well as there being ceiling and wall lighting, central heating and traditional beams.

Another popular key feature to this family home is the large open-plan and extended kitchen/dining/sitting space. This is the heart of this family home providing the ideal mix of a generous sized kitchen area, sitting area and dining area. A lovely comfortable space, full of character and working well for a family, especially when entertaining to open into the garden.

First of all, the kitchen provides a good range of dark wood wall and base units with granite work-surfaces, having space for a Range style cooker (not included but negotiable). There is an integral dishwasher and an integral wine fridge. Twin sinks towards the front of the property with chrome mixer tap perfectly located to take in the field views and a Rangemaster extractor hood over the space for the cooker. There is above counter lighting, as well as space for an American sized fridge/freezer. In addition, the granite breakfast bar is perfect for your morning tea and toast, as well as an ideal spot with your laptop to work away at home, with power point to the side with USB charging point.

To the rear of the kitchen area is a nice sitting space for a couple of relaxing chairs or a breakfast table, having double glazed opening window to the rear, and those all-important French patio doors to open the party to the garden. The kitchen area is beautifully complimented by real wood flooring, ceiling lighting, and glazed doors to the hallway. There is also a central heating radiator.

The sitting area merges really nicely into the kitchen, and as mentioned earlier, works well for the larger family and when entertaining or large diner parties. As you can see from the owners layout, it's perfectly set up for chilling out on a comfy sofa and catching up with the football or Rugby, and providing plenty of space for a family sized dining table. There's a large window to the front elevation enjoying the garden view, with a further opening double glazed window to the side elevation, again delivering more natural light. There's a central heating radiator, wall and ceiling lighting. The sitting area is complimented by wood laminate flooring and a further door leading to the hallway.









BEDROOMS AND BATHROOM

Welcome upstairs. This spacious family home delivers excellent bedrooms with the two largest bedrooms having the benefit of en-suite shower rooms. Let's take a look around.

As you arrive at the top of the landing you will be surprised at the space, the landing area works really well for the family moving around during the busy rush hour getting ready for work and school. The staircase enjoys a neutral decor with mid-height contrasting decorative panelled feature and a traditional twisted-spindle staircase. The stripy contrasting carpet flows through the landing, as well as there being a central heating radiator and access into the loft. We are advised the loft space is boarded, insulated and has a light.

Mid-point on the landing is a handy office/study space, which easily accommodates a working desk and cabinet for your files, and enjoys a large opening double glazed window to the front elevation looking into the open farmers field, as well as a feature stained-glass effect window for character. This is a nice space to work, as well as having power and lighting.

The principal bedroom is located to the front of the house. A generous sized bedroom, which as you will see on your visit, will accommodate plenty of free-standing furniture and a large bed with accompanying side tables. The bedroom has the benefit of dual aspect views being south and west facing to ensure this bedroom is lovely light and sunny. There's also a central heating radiator and ceiling light.

The principal bedroom enjoy the benefits of an en-suite shower room, a stylishly presented space, having an abundance of vanity fitted drawers and cupboards for your toiletries, with a contrasting shelf, providing a deep wash basin with chrome mixer tap, and a WC with dual flush. In addition, a corner shower with mains-fed Victorian-style control and sliding doors. There's a towel radiator and a large opening frosted double glazed window to the side elevation complimented by vinyl floor and ceiling spotlights.

The family bathroom is conveniently set in the middle of the upstairs, being convenient for the third and fourth bedrooms. This bathroom has a modern suite, comprising of a vanity unit providing white hi-gloss frontages and perfect for storage, as well as a Vitra wash basin with chrome mixer tap, a WC with dual flush, a handy shelf for soaps and a shaver point to the side. In addition, a P-shaped bath having the benefits of a mains-fed shower over accompanied by a glass shower screen, as well as there being a handy airing cupboard to store your towels and linen. The bathroom is complimented by Karndean flooring and ceiling spotlights, plus a large opening frosted double glazed window to the rear elevation with a mosaic tiled shelf providing additional space for toiletries. There's also a period-style radiator providing heat and a rail to dry towels.

The third bedroom is a nice size, and set to the rear of the house, providing generous bedroom space, perfect for the younger member of the family to have their bed, free-standing wardrobes and plenty space for homework/gaming desk. This room is neutrally presented having a double glazed opening window to the side elevation, and finished with Karndean flooring for ease of maintenance.

The fourth bedroom is a double sized bedroom, lovely, bright and neutral, having the benefits of a deep built-in wardrobe. Again, this room easily accommodates a large bed, free-standing storage furniture and desk for the younger members of the family, as well as there being a large opening window to the side elevation with central heating radiator under.













ADDITIONAL INFORMATION

OUTSIDE SPACE

The garden is a lovely setting, particularly opening up the French doors from the kitchen space during those warmer months to take the party outside.

The garden has been landscaped to offer a generous patio as you exit the kitchen, with a further raised patio which is perfect for your outdoor dining set, with a block paved pathway that works the way around the side of the house, where you will find the door into the utility, and where the current owners have placed a shed for additional storage and items you wish to tuck out of sight.

The garden enjoys the benefit of a generous lawn area, which is perfect for the kids to place safely. To the right side elevation are vehicle gates and a block-paved area which is perfect if you wish to keep a small caravan, small car or perhaps a boat. There is power and lighting outside, with a cold water tap.

GARAGE

The single sized garage provides lighting and power, a window to the side elevation and up over vehicle access door to the front leading from the driveway.

USEFUL INFORMATION

We are advised this property is Freehold, please seek confirmation from your legal representative.

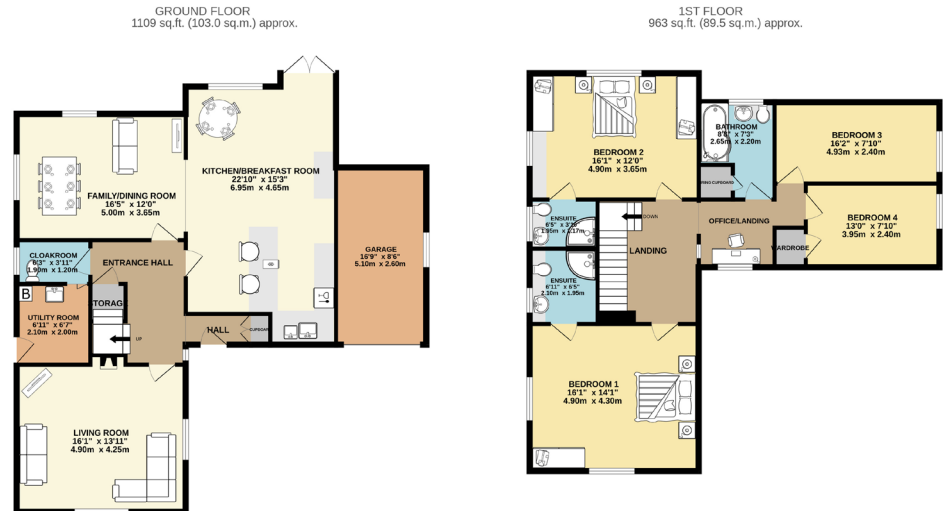
We are advised the council tax band F is payable to North Warwickshire Borough Council.

Ginger have not checked appliances nor have we seen sight of any building regulations or planning permissions. You should take guidance from your legal representative before purchasing any property.

Room sizes and property layout are presented in good faith as a guide only. Although we have taken every step to ensure the plans are as accurate as possible, you must rely on your own measurements or those of your surveyor. Not every room is accounted for when giving the total floor space. Dimensions are generally taken at the widest points.

All information we provide is in good faith and as a general guide to the property. Subjective comments in these descriptions imply the opinion of the selling agent at the time these details were prepared. However, the opinions of a purchaser may differ. Details have been verified by the sellers.

FLOOR PLAN



4 BEDROOM DETACHED HOUSE

TOTAL FLOOR AREA : 2071 sq.ft. (192.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Make it yours...

Thank you for viewing with ginger. We know big decisions take considered thought... time to get the coffee on and enjoy this property brochure.

Our team will call you for feedback on this property within two days. In the meantime if you would like to submit an offer, ask any questions or book a second viewing feel free to get in touch.

Balsall Common 01676 533 585

Shirley 0121 758 5848

gingerhomes.co.uk

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