



OFFERS OVER  
**£475,000**  
**Wake Grove**  
Warwick, CV34 6PN



## PROPERTY SUMMARY

**\*\*We are delighted to announce an 'Open Day' at this superb property on Saturday 30th August between 9:00 - 12:00pm, Viewing strictly by appointment\*\***

### Wake Grove – A Home Full of Surprises

There's so much more to this stunning Warwick home than meets the eye. From the moment you step inside, Wake Grove impresses with its spacious extended layout and modern finishes. The heart of the home is the spectacular extended dining kitchen, featuring sleek contemporary cabinetry, solid block wood work surfaces, and stunning bi-fold doors that seamlessly connect the indoor space to the garden, flooding the room with natural light.

The living space is just as remarkable, offering versatility to suit any lifestyle. A dedicated home office provides the perfect work-from-home setup, while the additional playroom/second sitting room offers flexibility for growing families. The main living room is a

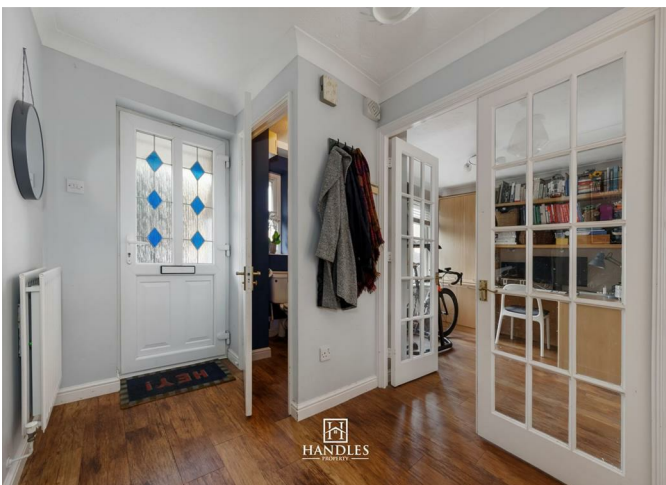
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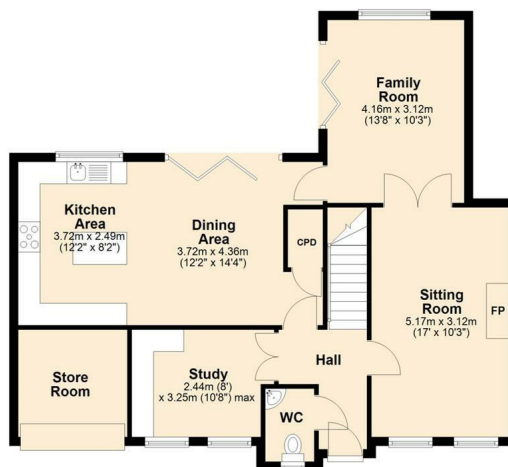




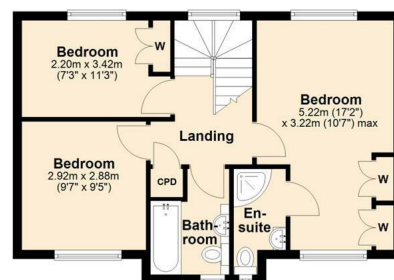




**Ground Floor**  
Approx. 79.9 sq. metres (859.8 sq. feet)



**First Floor**  
Approx. 45.6 sq. metres (490.9 sq. feet)



Total area: approx. 125.5 sq. metres (1350.6 sq. feet)



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



**OFFICE ADDRESS**  
8a Regent Street  
Leamington Spa  
Warwickshire  
CV32 5HO

**OFFICE DETAILS**  
01926 354 400  
leamington@handlesproperty.co.uk