



HR ESTATE AGENTS

4 Bedrooms

House - Detached

Price Guide

£535,000

Located in

Warwick





Harper Close

Warwick | CV34 7AE



Welcome to this charming four-bedroom house located in the desirable area of Harper Close, Warwick. This delightful property offers a perfect blend of comfort and modern living, making it an ideal family home.

As you enter, you are greeted by a spacious and inviting hallway that leads to a well-appointed living area, perfect for relaxation and entertaining. The generous layout provides ample space for family gatherings and social occasions. The kitchen is both functional and stylish, equipped with modern appliances and plenty of storage, making it a joy to prepare meals.

The property boasts four well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. The master bedroom features an en-suite bathroom, providing added convenience and privacy. The additional bathrooms are tastefully designed, ensuring that the needs of the entire family are met with ease.

Outside, the property benefits from a lovely garden, ideal for outdoor activities, gardening, or simply enjoying the fresh air. The location in Harper Close is particularly appealing, as it offers a friendly community atmosphere while being conveniently close to local amenities, schools, and parks.

This house is not just a place to live; it is a home where memories can be made. With its spacious interiors and prime location, this property is a fantastic opportunity for those seeking a comfortable and stylish living space in Warwick. Do not miss the chance to make this wonderful house your new home.

Harper Close

£535,000 Freehold



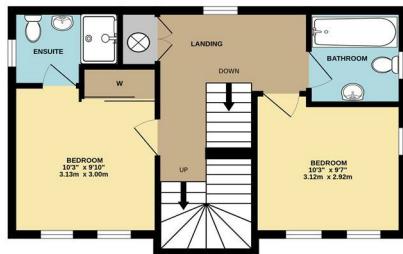
- 4 spacious bedrooms
- Located in Harper Close
- Ideal family home
- Near parks and shops
- Quiet residential area

- 3 modern bathrooms
- Built In 2021
- Close to local schools
- Easy access to transport
- Viewing recommended

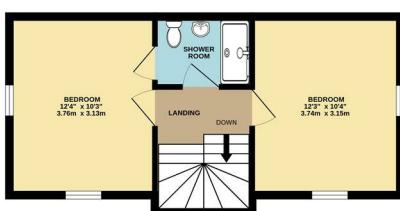
GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



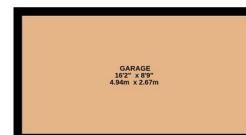
1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



2ND FLOOR
342 sq.ft. (31.8 sq.m.) approx.



GARAGE
142 sq.ft. (13.2 sq.m.) approx.



TOTAL FLOOR AREA : 1361 sq.ft. (126.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Council Tax Band F

Local Authority

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.

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

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