

Mark  
Webster  
estate agents



Marrick  
Wilnecote  
£379,995

\*\*\* PREVIOUSLY 4 BEDROOMS, CAN EASILY BE CONVERTED BACK IF REQUIRED - LANDSCAPED GARDEN WITH GAMES ROOM/BAR \*\*\*. For sale with MARK WEBSTER estate agents is this detached family home briefly comprising: Lounge, kitchen/diner, guest WC, three bedrooms, bathroom & ensuite, landscaped rear garden and driveway. Viewing is essential.

## ENTRANCE HALL

Having an attractive opaque double glazed composite style entrance door, single panelled radiator, stairs leading off to the first floor landing, door to an under stairs storage cupboard and further doors leading off to...

## GUEST WC

5' 2" x 3' 2" (1.57m x 0.97m)

Opaque double glazed window to front aspect, heated towel rail, low level WC and wash basin.

## LOUNGE

19' 1" x 10' 4" (5.82m x 3.15m)

Double glazed windows to front and side aspects, two single panelled radiators, feature fireplace with multi-fuel burner.

## DINING ROOM

10' 1" x 9' 1" (3.07m x 2.77m)

Tiled floor, single panelled radiator, double glazed French doors giving access to the side garden and open plan through to...

## KITCHEN

10' 7" x 7' 8" (3.23m x 2.34m)

Double glazed window to front aspect, tiled floor, a range of tall, base and eye level kitchen units, square edge work surfaces, tiling to splash back areas, ceramic sink, gas hob with extractor over, space for an eye level electric double oven, eye level microwave, integrated fridge/freezer, integrated dishwasher and plumbing for a washing machine.

## FIRST FLOOR LANDING

Access to the roof storage space, door to the airing cupboard and further doors leading off to...

## BEDROOM ONE

19' 1" x 10' 6" (5.82m x 3.2m)

Double glazed windows to front and side aspects, laminated wooden effect flooring, two single panelled radiators, door to a useful over stairs storage cupboard and a door to...

## ENSUITE

8' 8" x 2' 9" (2.64m x 0.84m)

Opaque double glazed window to front aspect, chrome heated towel rail, low level WC, pedestal wash hand basin and a tiled shower cubicle with chrome mixer style shower.



## BEDROOM TWO

10' 0" x 9' 5" (3.05m x 2.87m)

Double glazed window to side aspect and single panelled radiator.

## BEDROOM THREE

8' 9" x 9' 4" into doorway (2.67m x 2.84m)

Double glazed window to front aspect and single panelled radiator.

## BATHROOM

6' 2" x 6' 0" (1.88m x 1.83m)

Opaque double glazed window to front aspect, towel radiator, low level WC, pedestal wash hand basin, panelled bath with chrome effect mixer tap with shower head attachment and tiled walls.

## DETACHED GAMES ROOM/BAR (PREVIOUSLY A GARAGE)

15' 5" x 16' 2" (4.7m x 4.93m)

Double glazed window to front aspect, double glazed sliding doors to the garden, bar area, a range of base and eye level units, square edge work surfaces, integrated fridge freezer and an air conditioning unit.

## TO THE EXTERIOR

The property has a good sized front garden being mainly laid to lawn, driveway for four cars, gate to a side storage area and a further gate to the side garden. The low maintenance side garden has been landscaped with a good sized artificial lawn, paved patio area, stoned borders and a further raised decked section perfect for entertaining guests.

**FIXTURES & FITTINGS:** Some items maybe available subject to separate negotiation.

**SERVICES:** We understand that all mains services are connected.

**TENURE:** We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

**COUNCIL TAX:** We understand this property has been placed in Council Tax Band D. (This information is provided from the Council Tax Valuation List Website).

**DISCLAIMER:** DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.





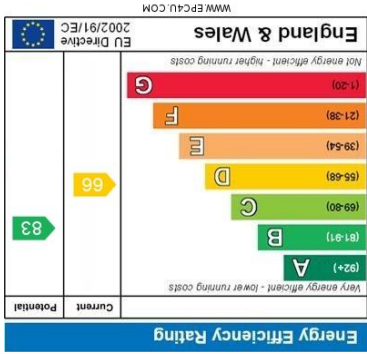
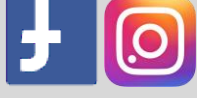
TOTAL FLOOR AREA: 1250 sq.ft. (116.1 sq.m.) approx.

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