



Short Close, Warmington

- Generous family home
- 4/5 bedroom
- Two en-suites
- Double garage
- Corner plot in quiet cul de sac
- Refitted bespoke Kitchen

EPC Rating: E



This very well presented family home has been upgraded by the current owners, situated on a corner plot it benefits from a refitted bespoke kitchen and utility room. Four double bedrooms and two en-suites. The dining room is currently used as a home office. Generous accommodation means very versatile living, this home also has very good storage. The double garage and lovely garden. Planning Permission for a single storey to rear. Must be viewed to appreciate.

Up the garden path passed the shrubs and bushes

Front door to hallway:

Under stair cupboard. Upgraded to Karndean flooring. Radiator.

Door to:

Cloakroom

Fitted with low level wc and sink. Radiator. Extraction fan.

Dining room / Home office

10'11 x 10'7 max (3.33m x 3.23m max) Re fitted with Karndean flooring. Double glazed window to front aspect. Radiator.

Lounge

19'04 x 11'03(5.89m x 3.43m) Feature stone fire place with marble hearth. Gas flame effect fire. Two Radiators. Double glazed windows front and patio doors to the garden.

Kitchen

17'01 x 15'05 max (5.21m x 4.7m max) Refitted to a bespoke kitchen, it benefits from a range of base and wall units. Built in dishwasher and large fridge, electric hob and extractor fan. Double oven. Single stainless sink and Corian style worktops and draining board. Tiled floor. Dual aspect windows to rear garden. Access to loft hatch. Radiator.

Utility

Refitted with larder cupboard. Space for washer and drier with Corian style worktops over. Boiler. Overhead cupboards. Tiled floor. Door to the garden.

Stairs to: landing

Bedroom 1

11'04 x 11'07(3.45m x 3.53m) Two double built in wardrobes. Double glazed window to front aspect. Radiator.

Archway to dressing area with double built in wardrobe. Door to:

En-suite

Fitted with a bath with shower over. Vanity wash hand basin and wc with concealed cistern.

Bedroom 2

12 x 10'05(3.66m x 3.17m) Double glazed window to front aspect. Double radiator. Two double built in wardrobes.

Door to:

En-suite

Fitted with a walk in shower cubicle with tiled splash backs. Tiled floor. Vanity wash hand basin and low level wc. Opaque double glazed window to rear. Radiator. Extraction fan.

Study/Bedroom

6'11 x 7'07(2.11m x 2.31m) Double glazed window to front aspect. Radiator.

Stairs to:

Bedroom 3

11'04 x 13'03(3.45m x 4.04m) Radiator. Double glazed windows to front and side aspects. Two built in double wardrobes.

Bedroom 4

13'02 x 10'05(4.01m x 3.17m) Double glazed windows to rear and side aspect. Two built in double wardrobes. Two radiators.



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Family bathroom

Fitted with a bath with shower over, tiled splash backs. Tiled floor. Vanity wash hand basin and low level wc. V lux window. Shaver socket.

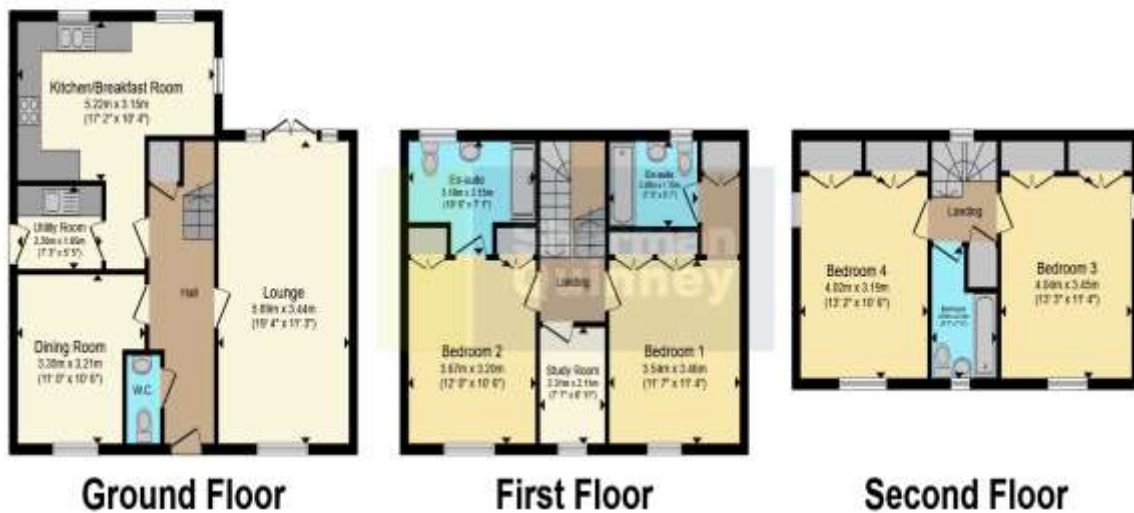
Landing

Airing cupboard with family sized water tank.

Outside

Double garage with power and light, up and over doors. Separate side door.

Situated on corner plot, the garden is fully enclosed with a brick wall and wooden fencing. Mainly laid to lawn. Patio area. Well established shrubs and trees, side access for bin storage. The property is fitted with an alarm and GIGACLEAR broadband.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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