



4 Bed

House - Detached

located in Off Harbury Lane

1 Aston Gardens
Off Harbury Lane
Warwick
CV34 7BU



MARGETTS
ESTABLISHED 1806

Guide Price £499,950

Instructed by Barratt Homes in 2019, Margetts are delighted to offer this three storey, flexibly planned, four bedroom, detached, family home, occupying a delightful corner plot, boasting two ensuite facilities, attractive walled, southerly facing garden and larger than average single garage.

Double glazed front door opens into the

RECEPTION HALL

with radiator, double door storage cupboard, door to under stairs cloaks cupboard.

CLOAKROOM

with low-level WC, wash handbasin, radiator, obscured double glazed window.

LIVING ROOM

16'2" x 10'2"

with dual aspect glazed windows, and radiators.

SUPERBLY APPOINTED DINING KITCHEN

16'6" max x 10'0" max

In the kitchen area there is an attractive and modern range of work surfacing with 1 1/4 bowl single drainer to sink with mixer tap and a 4 ring gas hob. Range of base units beneath incorporating the Electrolux electric oven, Electrolux full-size dishwasher and Electrolux integrated washing machine, tall larder cupboard incorporating the fridge and freezer. Eye level wall cupboards with cooker hood and incorporating the Ideal Logic wall mounted gas fired, central heating boiler. Dual aspect double glazed windows and French doors open to the patio and rear garden.

DINER

Staircase from the Entrance Hall proceeds to the spacious First Floor Landing with radiator and double glazed window, and double door airing cupboard off, housing the insulated hot water cylinder.

BEDROOM ONE

11'0" max x 10'4"

with two double glazed windows to the front, radiator, double glazed window to the side, and the measurements include a mirrored, full height range of fitted wardrobes.

ENSUITE SHOWER ROOM

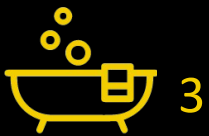
with large double shower cubicle with adjustable shower over, wash handbasin with mixer tap, and low level WC, radiator, extractor fan and obscure double glazed window.

BEDROOM FOUR

with dual aspect, double glazed windows, radiator and the measurements include a full height, mirrored fitted range of wardrobes with shelving unit to the side.

FAMILY BATHROOM

has a white suite with panelled bath, having mixer tap and shower attachment over together with large screen, low-level WC, wash hand basin with mixer tap, radiator, extractor fan, and double glazed window.



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Staircase leading to the Second Floor Landing with window to the side.

BEDROOM TWO

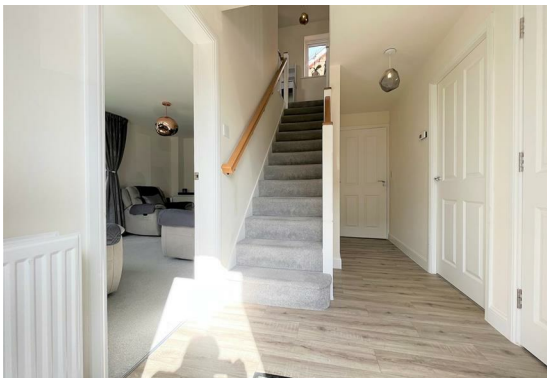
10'4" for a 19'8"ft person at shoulder height with double glazed roof light, further double glazed window to the side, radiator, and door opening to the

JACK AND JILL SHOWER ROOM

with fully tiled shower cubicle with adjustable shower, low-level WC, wash handbasin, large tiled areas, radiator, extractor fan and return door to the Landing.

BEDROOM THREE

13'2" max x 10'5" max (3.29m for a 6ft person at shoulder height) with roof light and further double glazed window to the side of the property, radiator and access to the roof space.





OUTSIDE

To the front, the property enjoys a prominent corner position with shaped lawn, fore garden and path leading to the front door.

PARKING

A long driveway at the side of the property provides parking and gives access to a

LARGER THAN AVERAGE SINGLE GARAGE

17'8" max x 9'9" max
with electric light, power and up and over door.

REAR GARDEN

The southerly facing rear garden is walled with large patio area and shaped lawn, attractive pergola fitted above the patio area.

OWNERS GARDEN PHOTOGRAPH

AGENTS NOTES

We believe the property to be freehold and all mains services are connected.

Council Tax F. Local Authority: Warwick District Council.

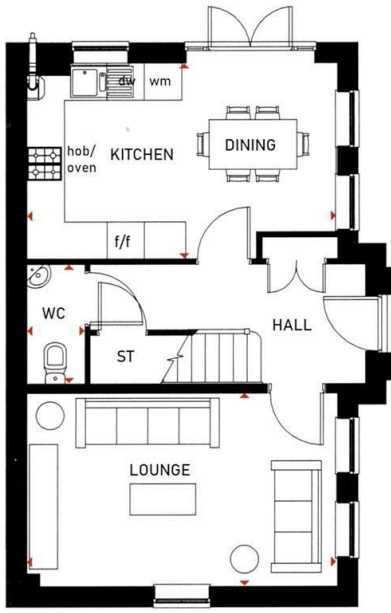
Viewings are strictly by prior appointment through the agents.



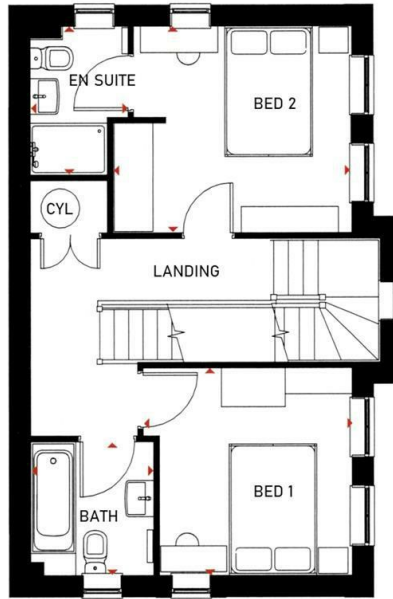


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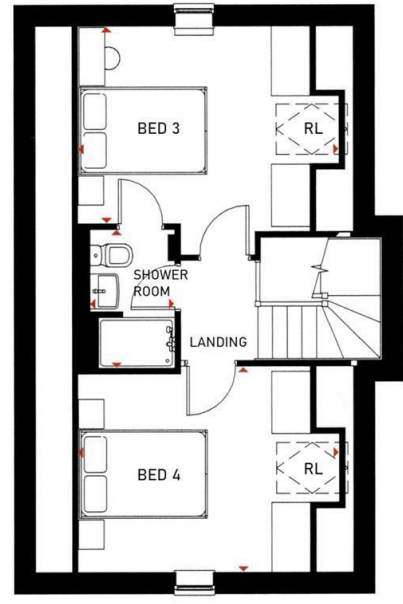




Ground Floor

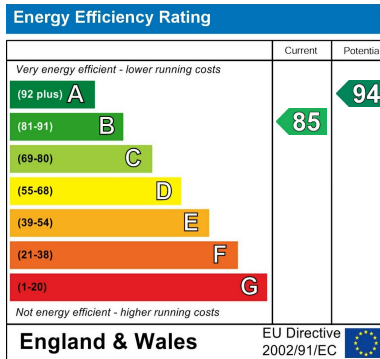


First Floor



Second Floor

KEY ST Store f/f Fridge/freezer space dw Dishwasher space RL Roof light
 CYL Cylinder wm Washing machine space <> Dimension location



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