



**4 Bed
Detached House
at Woodloes Park**

25 Sutherland Close
Woodloes Park
Warwick
CV34 5UJ


MARGETTS
ESTABLISHED 1806

Guide Price £480,000

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UNDER OFFER..... Built to one of the largest original designs, this substantial, extended, four bedroom detached, family home must be viewed to be fully appreciated. Extended both to the front and rear and refurbished by the present owners, this is a lovely family home.

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Double glazed front door open into the

ENTRANCE VESTIBULE
with wood effect flooring.

CLOAKROOM
with low-level WC with concealed cistern, wash handbasin with unit under, radiator and double glazed window.

LARGE OFFICE/FAMILY ROOM
with a glazed window to the front and double panel radiator.

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In the hallway there is a tall radiator, wood effect flooring and door to shelves under stairs storage cupboard.

EXTENDED FULL WIDTH FAMILY/DINING/KITCHEN

DINING AREA
with tall radiator and wiring for wall light together with double glazed French door to the rear garden.

•••
Large archway through to the

MAGNIFICENT KITCHEN
with fully refitted granite work surfacing extending around the room and incorporating matching up stands. There is space for a range style cooker and a there is a comprehensive range of wall units with under unit lighting, tall larder cupboard, incorporating the fridge and freezer. The base units incorporate a full-size dishwasher. Further corner unit with storage beneath and glazed display cabinet above. Double glazed French doors with matching side window to the rear garden.

LOUNGE AREA
with double glazed window and matching wood effect floor to the kitchen.

PLAY AREA/STUDY AREA

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Staircase from the Entrance Hall proceeds to the First Floor Landing. Off the landing, there is a shelved linen cupboard, and further double door cupboard opens to house, the wall mounted Worcester gas-fired combination central heating boiler and has space for a tumble dryer. The loft is mostly boarded out and offers significant storage.

DOUBLE BEDROOM ONE (REAR)
has radiator and large double glazed window, attractive ceiling down lighters and mirrored, double door, fitted wardrobe with hanging rail and shelf.

DOUBLE BEDROOM TWO (FRONT)
with radiator and double glazed window and a full height range of mirrored, built-in wardrobes with hanging rails and shelves.



BEDROOM THREE (FRONT)

with double glazed window, radiator and double door, mirrored, fitted wardrobe with hanging rail and shelf.

BEDROOM FOUR (REAR)

is a handsome size. Presently used as an office with radiator and double glazed rear window.

BATHROOM

has a white suite with panelled bath having a shower with rain shower and adjustable shower attachment over, wash hand basin, low-level WC, tiled areas and obscured double glazed window. Radiator.

OUTSIDE

To the front of the property there is a shaped lawn and block paved parking area, giving access to

CARPORT

at the side of the property.

SINGLE GARAGE

with up and over door and personal door into the carport.



REAR GARDEN

The rear garden is a sight to behold! Beautifully arranged with large patio area and shaped central lawn. There is also a timber pergola providing an outside covered area if desired.

AGENTS NOTES

We believe the property to be freehold.

We believe all mains services are connected.

Council Tax Band E.

Local Authority - Warwick District Council.

Viewings strictly by prior appointment through the agents.



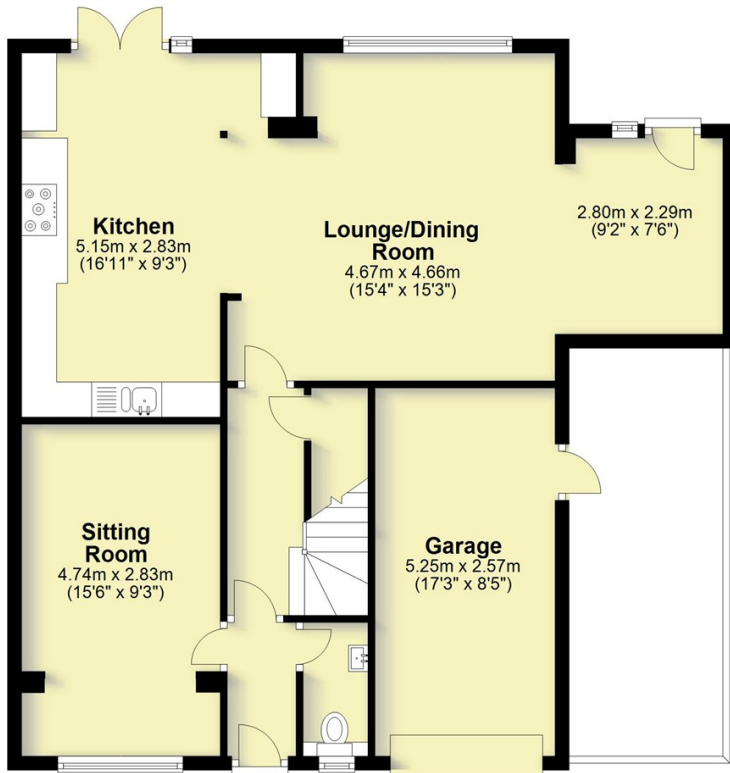


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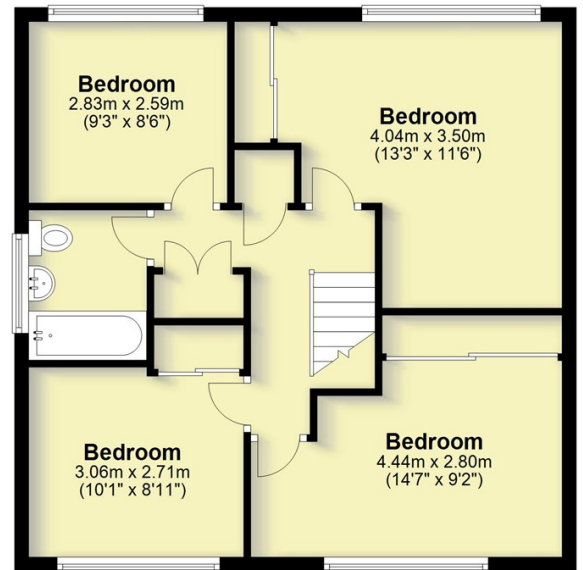
Ground Floor

Approx. 82.8 sq. metres (891.4 sq. feet)



First Floor

Approx. 58.0 sq. metres (624.3 sq. feet)



Total area: approx. 140.8 sq. metres (1515.7 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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