

**4 Bed
House
located at**

**5 Welsh Close
Woodloes Park
Warwick
CV34 5JY**


MARGETTS
ESTABLISHED 1806

Price Guide £415,000

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UNDER OFFER.... An attractive, four bedroom detached family home occupying a favoured position on the much sought-after "top section" of the Woodloes Park development. Offered with no upward chain, and providing well planned accommodation with large rear lounge, dining hall, cloaks/wc/utility room, fitted kitchen and 4 first floor bedrooms. Attractive gardens.

Entrance

Front door open into a spacious Entrance Vestibule with double glazed window, and electric night storage heater, and fitted cloaks cupboard.

Dining Hall

13'3" max' including stairs x 9'10" with central heating radiator, double glazed window, staircase rising to the First Floor Landing. Further secondary glazed window to the side.

Inner Hallway

doors off, to the Lounge, Kitchen and Cloakroom

Cloakroom and Utility

with low-level WC, wash hand basin, space and plumbing for washing machine, tiled floor and part tiled walls. Single glazed window.

Rear Lounge

19'0" x 11'9"

with fire setting having coal effect gas fire with hearth and surround, double panel radiator, sliding patio doors to the rear garden and Veranda.

Fitted Kitchen

9'5" excluding door recess by 8'5"

with roll edge work surfacing extending around the room incorporating a single drainer, stainless steel sink unit with mixer tap, and a four ring gas hob, base units under and electric oven. Range of eye-level wall cupboards with display cabinet and cooker hood. Further work surfacing with space for appliance under and small breakfast bar. Tiled floor, tiled splashbacks, double glazed window to the rear and double glazed door to the side passage.,

Stairs and Landing

with access to the roof space. Off the Landing there is an airing cupboard with slatted wood shelf and hot water cylinder.

Family Bathroom

has a white suite with panelled bath, wash hand basin and low-level WC, adjustable shower over the bath, large tiled areas and radiator. Obscured double glazed window.

Bedroom 1 - Front

13'5" maximum by 10'1" maximum

with double glazed window to the front, radiator, and the dimensions exclude a double door built-in wardrobe.

Bedroom 2 - Rear

12'9" including wardrobes by 10'1"

double glazed window, radiator and the dimensions include a four-door fitted range of full height wardrobes,



Bedroom 3 - Front

9'5" maximum by 7'5"

with double glazed window, radiator and the measurements exclude a built-in single door cupboard.

Bedroom 4 - Rear

8'9" x 10'0" into deep door recess, reducing to 6' with radiator and double glazed window.

OUTSIDE

To the front of the property there is a driveway providing parking with pebbled fore garden to the side, and established shrubs.



Covered Side Passage

gives access to both the front and the rear of the house.



The rear garden has a large patio area with Veranda, and steps leading up to a central lawn with borders stocked with shrubs and plants, and small ornamental garden pond. Timber Summerhouse.

GENERAL INFORMATION

The property to be freehold

All Mains Services are Connected.

Please note, there is an historic Deed of Easement, dated 4th July 1989, covering the right hand party wall. A copy is in the office for inspection if required.



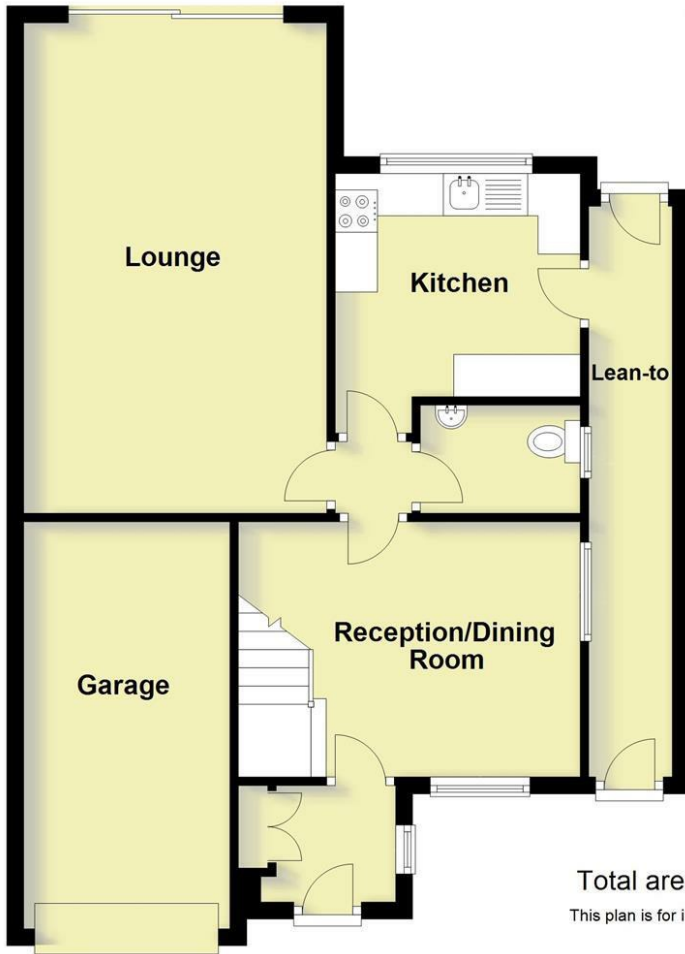


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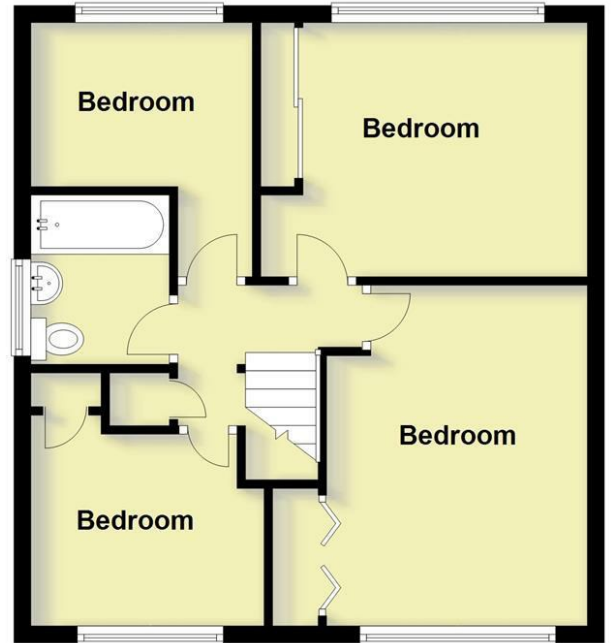
Ground Floor

Approx. 68.1 sq. metres (733.2 sq. feet)



First Floor

Approx. 47.1 sq. metres (506.6 sq. feet)



Total area: approx. 115.2 sq. metres (1239.9 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			82
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

CONTACT

12 High Street
Warwick
Warwickshire
CV34 4AP

E: sales@margetts.co.uk

T: 01926 496262

www.margetts.co.uk

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