



3 Bed

Link Detached House

located at

37 Makepeace Avenue

Woodloes Park

Warwick

CV34 5SB


MARGETTS
ESTABLISHED 1806

Price Guide £365,000

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**** UNDER OFFER **** An exceptional, remodelled and improved three bedroom link detached family home beautifully presented with the benefit of a rear home office, large single garage, and recently refurbished throughout.

Double glazed front door opens into the

STORM PORCH

with fitted cupboard, ideal for boots and shoes etc, and obscured double glazed window.

Front door opens into the

ENTRANCE VESTIBULE

with radiator.

LOUNGE

14'6" x 11'9" max reducing to 9'10"

this remodelled room provides electric fire setting with hearth and surround, door opening to deep under stairs storage cupboard, double glazed bay window to the front of the property, and square arch leading through to the

FULL WIDTH DINING/REFITTED KITCHEN

15'0" x 10'2"

with modern grey work surfacing incorporating a one and a quarter single drainer sink unit with mixer tap and a five ring gas hob. Base units beneath incorporating the full-size dishwasher and kickboard lighting. Range of eyelevel cupboards with cooker hood, splashback areas, double glazed patio doors and window to the rear, down lighters, and radiator.

Staircase proceeds from the entrance vestibule to the first floor landing with double glazed window to the side. Off the landing there is access to the roof space.

BEDROOM ONE - FRONT

12'5" excl wardrobes x 8'5"

with double glazed window, radiator and the dimensions exclude two double door fitted wardrobes.

BEDROOM TWO - REAR

10'0" x 8'5" inc. wardrobe

with double glazed rear window, radiator and the dimensions include a fitted double door wardrobe.

BEDROOM THREE - FRONT

9'6" inc. bulkhead x 6'5" inc. bulkhead

with double glazed window, radiator and double door over stairs wardrobe.

BEAUTIFUL REAPPOINTED BATHROOM

has a white suite with panelled bath having mixer tap and adjustable shower and shower over, wash hand basin with vanity unit and wc with concealed cistern. Tiled walls, extractor fan, double glazed window and illuminated display recess.



OUTSIDE

To the front of the property there is a large block paved driveway allowing parking and giving access to

ATTACHED SINGLE GARAGE

17'4" x 8'2"

with up and over door, electric light and power. Plumbing for washing machine and wall mounted gas fired central heating boiler.

THE REAR GARDEN

has a shaped lawn and block paved patio area with further timber decking adjoining the property.

DELIGHTFUL HOME OFFICE

with double glazed window, and electric lighting. An ideal home office.

GENERAL INFORMATION

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





37 Makepeace Avenue, Woodloes Park, Warwick, CV34 5SB



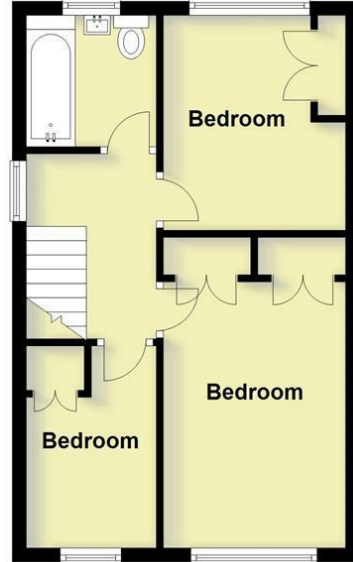
Ground Floor

Approx. 51.1 sq. metres (549.7 sq. feet)



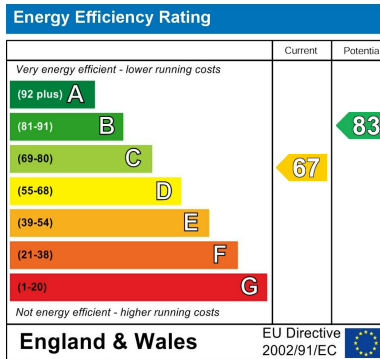
First Floor

Approx. 34.8 sq. metres (374.4 sq. feet)



Total area: approx. 85.9 sq. metres (924.1 sq. feet)

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



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