



4 Bed

House - Detached

located in Chase Meadow

17 Turner Close
Chase Meadow
Warwick
CV34 6PZ



MARGETTS
ESTABLISHED 1806

Price Guide £500,000

17 Turner Close
Chase Meadow
Warwick
CV34 6PZ



Price Guide £500,000

UNDER OFFER... Built by Bryants to a rare design, this spacious and attractive four bedroom, detached family home boasts a double garage with double width parking and occupies a charming location. The property is well presented throughout and provides family accommodation with the benefit of two separate reception rooms and an ensuite shower room.

Canopy porch with double glazed front door and matching side window opens into the

Hall

with laminate flooring, radiator, and door to under stairs storage cupboard. There is a burglar alarm with keypad in the hall and an independent burglar alarm system with keypad in the garage.

CLOAKROOM

with low level WC, wash hand basin, radiator, and obscured double glazed window.

LOUNGE

18'11" into bay x 12'0"

with fire setting having gas coal effect fire, two double panel radiators, TV aerial point and double glazed bay window to the front of the property.

DINING ROOM

10'1" x 9'2"

with laminate flooring, radiator and double glazed window.

LARGE KITCHEN/BREAKFAST ROOM

19'4" x 9'5"

In the kitchen area there is work surfacing including a one and a quarter bowl single drainer stainless steel sink unit with mixer tap and a Neff gas hob, range of eyelevel wall cupboards including cooker hood, integrated full-sized dishwasher, tall larder cupboard incorporating the Neff double electric oven, further work surfacing, base units and display shelves.

In the dining area there is a tiled floor, radiator and double glazed French doors opening onto the rear garden.

UTILITY ROOM

9'5" x 5'6"

with roll edge work surfacing incorporating a single drainer stainless steel sink with double door base cupboard beneath. Drawers and space for a tumble dryer and washing machine. Wall mounted Glow Worm gas fired central heating boiler, radiator and double glazed door to the rear garden.

Staircase proceeds from the entrance hall to the first floor landing. Off the landing there is an airing cupboard with slatted wood shelving and insulated hot water cylinder.

BEDROOM ONE - FRONT

12'4" x 11'11"

with double panel radiator, double glazed window, three door range of fitted or built-in wardrobes.



ENSUITE SHOWER ROOM

with shower cubicle, wash hand basin, low level WC, radiator, extractor fan and obscured double glazed window.

BEDROOM TWO - FRONT

11'9" max reducing to 10'1" x 9'3" with double glazed window, radiator, and the dimensions exclude a large double door built-in wardrobe.

BEDROOM THREE - REAR

11'8" into door recess reducing to 9'2" x 9'9" with radiator, double glazed window, access to the roof space, and the dimensions exclude a double door built-in wardrobe.



BEDROOM FOUR - REAR

8'9" x 6'7" with radiator and double glazed window and the measurements exclude a single door, deep built-in wardrobe.



FAMILY BATHROOM

has a white suite with panelled bath having adjustable shower over, wash hand basin, low level WC, tiled splashback, half height tiled walls and tiled floor, extractor fan, radiator and obscured double glazed window.

OUTSIDE

To the front of the property there is an easy to maintain fore garden laid to stones and having established shrubs.

ENCLOSED REAR GARDEN

enjoys a good degree of privacy and has a central shaped lawn with easy to maintain borders stocked with shrubs and trees together with attractive circular deck with electrically operated canopy over.

LONG GARDEN SHED

At the side of the property there is a long garden shed.

DRIVEWAY AND PARKING

Double width driveway providing parking and giving access to a

DOUBLE GARAGE

with up and over doors, light, power and personal door into the rear garden.

GENERAL INFORMATION

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

There is a burglar alarm with keypad in the hall and an independent burglar alarm system with keypad in the garage. There is also cavity wall insulation which is still under guarantee.

INFORMATION ON CHASE MEADOW

Chase Meadow is well provided for. It is within walking distance of local amenities, parks and schooling.

It has a shop, doctor's surgery, pharmacy, nursery and community hall.

It also has access to excellent transport networks.

Road and rail networks are close to hand with Junction 15, M40 giving access to Solihull, Stratford, Leamington and Coventry.

Regular bus services also link to Warwick Parkway (Birmingham to London Marylebone).



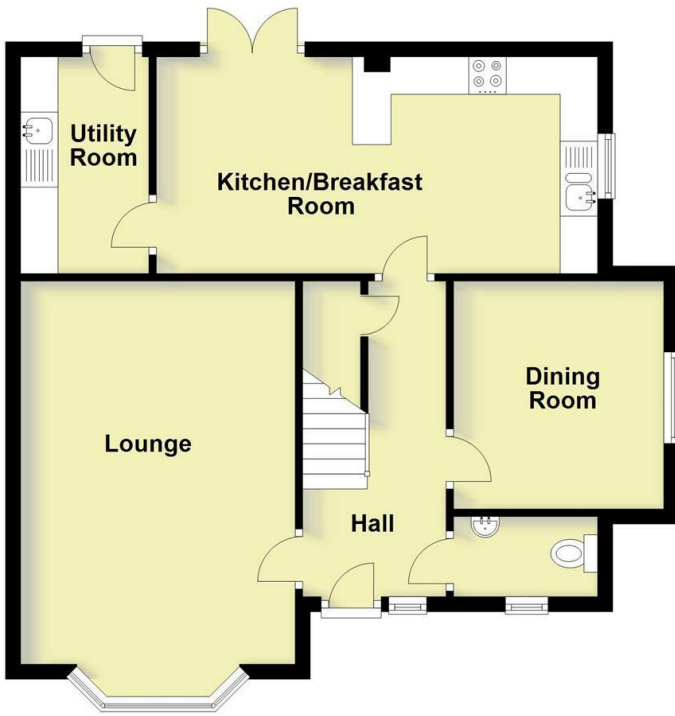


17 Turner Close, Chase Meadow, Warwick, CV34 6PZ



Ground Floor

Approx. 61.6 sq. metres (663.5 sq. feet)



First Floor

Approx. 61.0 sq. metres (656.5 sq. feet)



Total area: approx. 122.6 sq. metres (1320.0 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		81
(69-80) C	65	
(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	

CONTACT

12 High Street
Warwick
Warwickshire
CV34 4AP

E: sales@margetts.co.uk

T: 01926 496262

www.margetts.co.uk



MARGETTS
ESTABLISHED 1806