



3 Bed
Semi-detached house
located at

4 Crane Close
Warwick
CV34 5HB


MARGETTS
ESTABLISHED 1806

Price Guide £320,000

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PORCH

with double glazed front door opens into the

ENTRANCE VESTIBULE

with cloaks cupboard off.

LOUNGE

13'3" max x 14'4"

with laminate flooring, electric fire setting with hearth and surround, double glazed window, staircase proceeding to the first floor landing, coved ceiling and two radiators.

DINING AREA

11'2" x 8'11"

with laminate flooring, radiator, coved ceiling, and double glazed French doors to the rear garden.

KITCHEN

9'5" x 8'2"

with roll edge work surfacing incorporating a single drainer stainless steel sink with mixer tap and Creda four ring electric hob. Base units beneath with space and plumbing for washing machine, and dishwasher.

Tall larder cupboard with double oven. Range of wall units, radiator, laminate flooring, and double glazed window door to the rear.

FIRST FLOOR LANDING

with double glazed window to the side and access to the roof space. Off the landing there is a linen cupboard with slatted wood shelving.

BEDROOM ONE - REAR

11'3" incl. wardrobes x 11'2" max

the measurements include a comprehensive range of bedroom furniture, double glazed window to the rear and single panel radiator.

BEDROOM TWO - FRONT

11'7" x 7'6"

with radiator, double glazed window and coved ceiling.

BEDROOM THREE - REAR

6'11" x 7'4"

with double glazed window and radiator.

BATHROOM

has been converted into a shower room with large walk-in double shower cubicle with adjustable shower, wash hand basin, low-level WC with mixer tap, radiator, and tiling to full height on all walls.

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UNDER OFFER ...A delightful three bedroom semi detached family home, beautifully presented throughout and offering excellent family accommodation. The property benefits from a larger lounge and dining area, double glazing, off-road parking and has a southerly aspect to the rear. Viewing warmly recommended by the agent.



OUTSIDE

To the front of the property there is a lawned fore garden with block paved driveway giving parking and access to the

SINGLE GARAGE

with electrically operated roller garage door, radiator, electric light and power and personal door into the rear garden, wall mounted Glow worm Flexicon 30 cx gas fired central heating boiler.

REAR GARDEN

which enjoys a southerly aspect and a good degree of privacy, paved patio with shaped lawn beyond, perimeter border stocked with established shrubs and plants and small further patio area.

GENERAL INFORMATION

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





4 Crane Close, Warwick, CV34 5HB



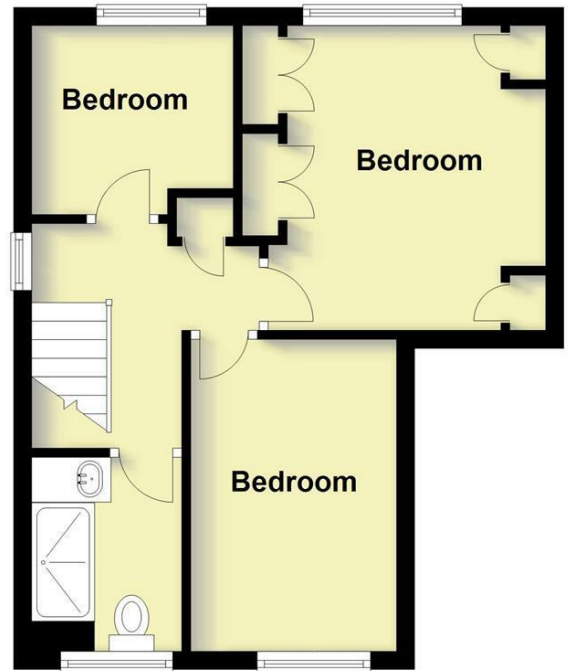
Ground Floor

Approx. 49.1 sq. metres (528.8 sq. feet)



First Floor

Approx. 33.9 sq. metres (364.5 sq. feet)



Total area: approx. 83.0 sq. metres (893.4 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	66	
(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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