



3 Bed House

9 Anderton Avenue
Wellesbourne
Warwick
CV35 9UQ



MARGETTS
ESTABLISHED 1806

Price Guide £395,000

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Beautifully positioned opposite the park and enjoying a delightful corner plot, this immaculate and well presented three bedroom detached family home built by Persimmon Home to the "Dunchurch" design, is an excellent opportunity to acquire rare family home with these views. Large lounge, dining kitchen, utility room, cloakroom, three bedrooms with ensuite facility, part walled rear garden, garage and lots of parking.

Entrance

Canopy porch, and double glazed front door opens into the:

Reception Vestibule/Hallway

with radiator.

Charming Lounge with Views

18'8" x 10'2"

with triple aspect double glazed windows, two radiators, television aerial point.

Dining/Fitted Kitchen

18'6" x 9'5".

In the dining area there is a beautiful tiled floor, double glazed window and double glazed French doors opening onto the rear patio. Door to built in storage cupboard.

the well appointed fitted kitchen has butchers-block style roll edge work surfacing with inset single drainer one and a quarter bowl sink unit with mixer tap and an Electrolux induction four ring electric hob. Range of eye-level wall cupboard with cooker hood and under unit lighting. Tall cupboard incorporating the integrated fridge and freezer, and range of base units incorporating the full size Zanussi integrated dishwasher. Kickboard lighting, tiled floor, downlighters and double glazed window. Radiator.

Utility Room

5'3" x 6'2"

with butchers-block style roll edge work surfacing to match the kitchen with matching up-stands and space and plumbing for washing machine and space for a tumble dryer with small cupboard under. 3 eye-level wall cupboards, tiled floor and double glazed door to the side of the property.

cloakroom

with low-level WC wash hand basin, tiled floor, radiator and shelved medicine cabinet.

1st floor landing

staircase proceeds from the Entrance Vestibule to the attractive First Floor Landing with double glazed window and access to the roof space. Off the landing, there is a shelved overstairs storage cupboard.

Master Bedroom 1

13'1" x 10'5"

with dual aspect double glazed windows, radiator and wiring for two wall lights.



Spacious Ensuite Shower Room

with fully tiled shower cubicle with adjustable shower, wash hand basin with cupboard beneath and mixer tap and low-level WC, obscured double glazed window and extractor fan.

Bedroom 2

9'1" x 7'7"

with double glazed window and radiator.

Bedroom 3

10'7" x 8'5"

with radiator and dual aspect double glazed windows.
Radiator.



Family Bathroom

has a white suite with panelled bath having adjustable shower screen over, low level WC, wash hand basin, shaver point, extractor fan, and obscured double glazed window.
Radiator.



OUTSIDE

The property enjoys a prominent corner plot with neat hedge to the front and path leading to the front door. To the other side of the property, there is a Tarmacadam driveway providing parking and giving access to the:

Single Garage

with up-and-over door, LED electric lights and power. Some fitted cupboards, personal door into the rear garden, and access to the roof space.

Rear Garden

The rear garden is larger in the average and partly walled, with shaped lawn and large sun deck.

GENERAL INFORMATION

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





9 Anderton Avenue, Wellesbourne, Warwick, CV35 9UQ



Ground Floor

Approx. 45.6 sq. metres (490.9 sq. feet)



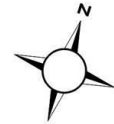
First Floor

Approx. 45.6 sq. metres (490.9 sq. feet)



Total area: approx. 91.2 sq. metres (981.7 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		95
(81-91) B	84	
(69-80) C		
(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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