

4 Bed Detached House

20 Morecroft Drive
Chase Meadow
Warwick
CV34 6DF


MARGETTS
ESTABLISHED 1806

Price Guide £695,000

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Believed to be one of only two of this design, this exceptional, spacious (1950sqft) and extended detached family home now offers impressive accommodation arranged spaciouly on two levels and occupies one of the larger plots on the development. The property benefits from lots of off-road parking, a double garage, two ensuite facilities, and a beautiful extension providing a stunning Orangery. This is a lovely property and an opportunity not to be missed. Viewing highly recommended.

Double glazed front stable door opens into the reception hall with tiled floor, period style radiator, and door to under stairs storage cupboard.

FITTED CLOAKROOM

has low level WC with concealed cistern, and wash hand basin with drawers.

MAGNIFICENT LOUNGE

21'9" excl. bay x 11'5"

Beautifully appointed with wood effect flooring, large log burner fitted to the chimney recess with cupboards fitted to either side, coved ceiling, radiator and double glazed bay window. Double opening, glazed doors lead through to the

MAGNIFICENT ORANGERY EXTENSION

14'11" x 11'8"

with tiled floor, double glazed opening bifold doors, central double glazed sky light, and sliding doors back to the family area of the breakfast kitchen.

LARGE DINING/FAMILY/KITCHEN

22'8" max x 15'5" max reducing to 9'11"

with wood butchers block style work surfacing and double Belfast style sink with mixer tap, double cupboards beneath, full-sized integrated dishwasher. Space suitable for a Range style cooker (available under separate negotiation) and cooker hood over and tall larder cupboard to the side. Wine bottle storage, slimline base unit, island unit with a drawer unit and shelves under and providing ample space for dining with handy power points.

FAMILY AREA

There's room for a corner sofa with double glazed window to the rear. and coved ceiling.

UTILITY ROOM

6'6" x 5'4"

with Belfast style sink and mixer tap, base unit beneath and wooden work surfacing to either side with space for appliances under and plumbing for washing machine. Downlights, eyelevel wall cupboards, tiled splashback areas, double glazed window to the rear and tiled floor.

STUDY/PLAYROOM

11'6" excluding bay x 10'9"

This extremely useful room has wood effect flooring, coved ceiling, radiator, desk and double glazed bay window to the front of the property.

Staircase from the reception hall proceeds to the first floor landing with radiator, coved ceiling and access to the roof space. Off the landing there is an airing cupboard with slatted shelf and insulated mega flow heating system, Heatrae Sadia hot water cylinder. Further wardrobe with hanging rail.

MASTER BEDROOM - REAR

12'6" x 15'1" max into wardrobes

Radiator, double glazed window to the side, and the measurements include range of fitted wardrobes and extended partly under the eaves.



LARGE ENSUITE BATHROOM

has a four piece suite with fully tiled walk-in shower cubicle with rain shower and handheld adjustable shower attachment, panel bath with mixer tap and handheld shower attachment, his and her wash hand basins with mixed taps and drawers beneath, low-level WC, tiled floor and tiled walls, downlights and heated towel rail and double glazed window.

BEDROOM TWO - FRONT

10'9" x 9'10"

with window to the front, radiator, coved ceiling and double door built in wardrobe.



ENSUITE SHOWER ROOM

with fully tiled adjustable shower, lower level WC, wash hand basin, tiled floor, part tiled walls, radiator, shaver point and obscured double glazed window.



BEDROOM THREE - FRONT

10'9" x 11'11"

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

BEDROOM FOUR - REAR

10'1" x 9'7"

with radiator and double glazed window to the rear and the measurements exclude a large built-in wardrobe with hanging rail, shelf, and coved ceiling.

BEAUTIFULLY REAPPOINTED BATHROOM

has a white suite with panel bath having mixer tap and rain shower over with further adjustable shower, screen, wash hand basin with mixer tap and drawers beneath, low-level WC, large tiled areas, tiled floor and heated towel rail.

OUTSIDE

As mentioned earlier, the property enjoys an impressive plot with lawned garden to the front and block paved driveway providing parking and giving access through double opening gates to a further large parking area.

REAR GARDEN

has been thoughtfully landscaped with large paved patio area, decking, outside cold water tap and

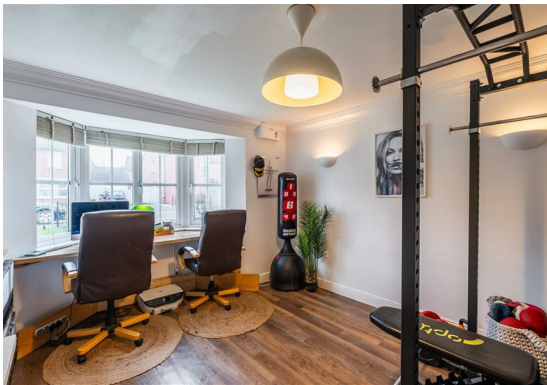
LARGE DETACHED BRICK BUILT DOUBLE GARAGE

16'3" x 16'6"

with two up and over doors and personal door back into the rear garden.

GENERAL INFORMATION

The understand the property is freehold. We believe all main services are connected.



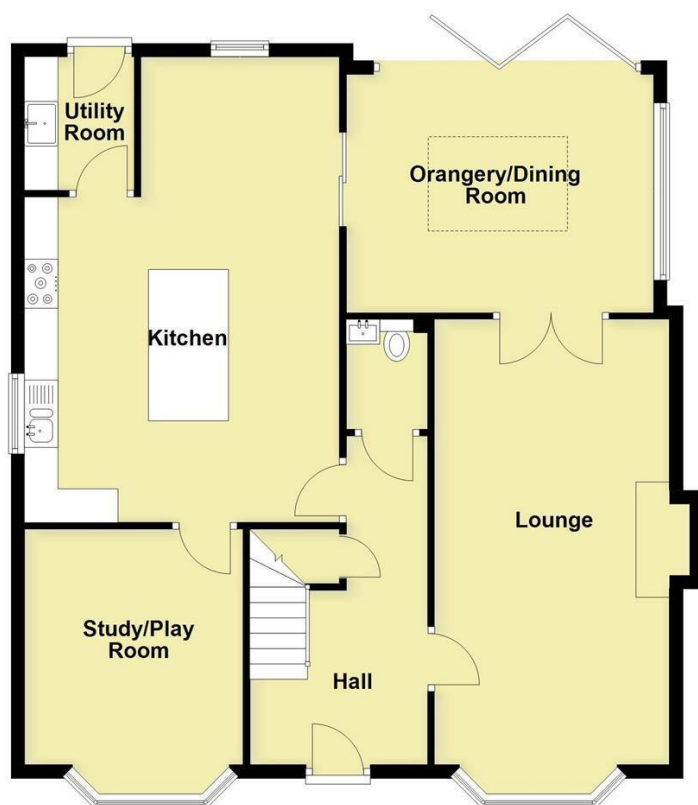


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Ground Floor

Approx. 99.4 sq. metres (1070.0 sq. feet)



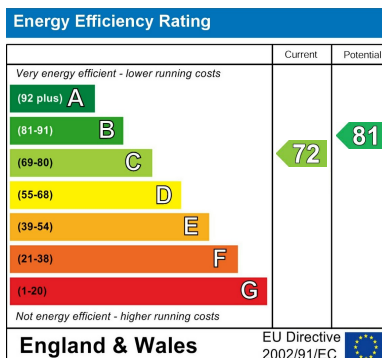
First Floor

Approx. 81.7 sq. metres (879.7 sq. feet)



Total area: approx. 181.1 sq. metres (1949.7 sq. feet)

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



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