



## 3 Bed Link Detached House

5 Neville Grove  
Woodloes Park  
Warwick  
CV34 5TU

  
**MARGETTS**  
ESTABLISHED 1806

Price Guide £375,000



**5 Neville Grove  
Woodloes Park  
Warwick  
CV34 5TU**



**Price Guide £375,000**

An exciting opportunity to acquire a much larger than average three double bedroom link detached family home, beautifully positioned in a sought after cul-de-sac setting, boasting double glazing and gas central heating, two separate reception rooms and refurbished bathroom with separate toilet. Viewing very warmly recommended.

Canopy and front door opens into the

**THROUGH ENTRANCE VESTIBULE**

with double glazed door to the rear and cupboard suitable for hanging coats and storing shoes, etc.

Front door into the reception hall with radiator and double glazed window to the side.

**LOUNGE**

12'4" x 11'5" excl. door recess

with wood effect flooring, central heating radiator, electric fire setting, picture rail and double glazed bow window to the front of the property.

**SEPARATE DINING ROOM**

11'5" x 8'6"

with wood effect flooring, sliding double glazed patio doors overlooking the delightful rear garden, radiator, picture rail. Door opening to useful under stairs storage cupboard.

**FITTED KITCHEN**

10'4" x 7'10"

with roll edge work surfacing having matching up stands and splashbacks extending around the room incorporating a four ring Diplomat gas hob and oven under. Range of base units leaving space and plumbing for washing machine and further space for a slimline dishwasher. There are also under counter spaces for a fridge and separate freezer. Range of eye level wall cupboards with cooker hood, and also housing the wall mounted Potterton gas-fired central heating boiler on the wall. Stainless steel sink and drainer with mixer tap and double window overlooking the rear garden.

Staircase rises from the reception hall to the spacious first floor landing with access to the roof space. Off the landing there are double doors that open to the airing cupboard with slatted wood shelving and insulated hot water tank.

**BEDROOM ONE - FRONT**

12'6" incl. wardrobe x 9'11"

with radiator and double glazed window and the measurements include a three door, mirrored fitted wardrobe which helpfully opens over the stairs to give a much larger than expected storage space.

**BEDROOM TWO - FRONT**

9'5" x 12'7" incl. wardrobe reducing to 9'8"

This spacious room has double door fitted wardrobe, radiator and double glazed window to the front.

**BEDROOM THREE - REAR**

10'9" x 8'1"

with radiator and double glazed window to the rear and the measurements exclude an over stairs fitted wardrobe.



#### REFITTED BATHROOM

has a white suite with corner fitted bath with mixer tap and handheld shower attachment, wash hand basin with cupboard beneath, separate shower cubicle with adjustable shower, large tiled areas, downlighters, obscured double glazed window and heated towel rail.

#### SEPARATE CLOAKROOM

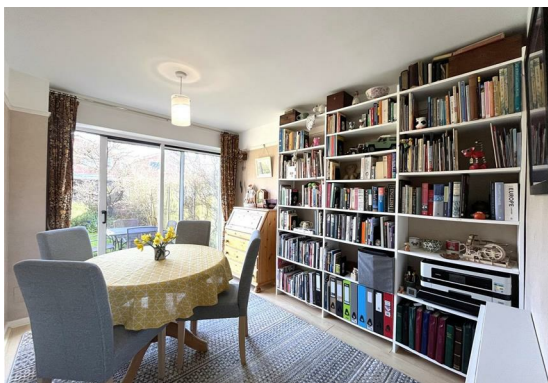
with white suite having low-level WC with concealed cistern, small wash hand basin to the side and obscured double glazed window.

#### OUTSIDE

To the front of this handsome home there is a paved driveway providing parking with shaped lawn to the side and giving access to a

#### SINGLE GARAGE

with electrically operated roller door.







### THE DELIGHTFUL REAR GARDEN

is in our experience a little larger than the average and enjoys a paved patio with shaped lawn having perimeter borders stocked with shrubs and plants.

### FURTHER PEBBLED PATIO AREA AND TIMBER GARDEN SHED

### GENERAL INFORMATION

The property is freehold and all mains services are connected.





**5 Neville Grove, Woodloes Park, Warwick, CV34 5TU**





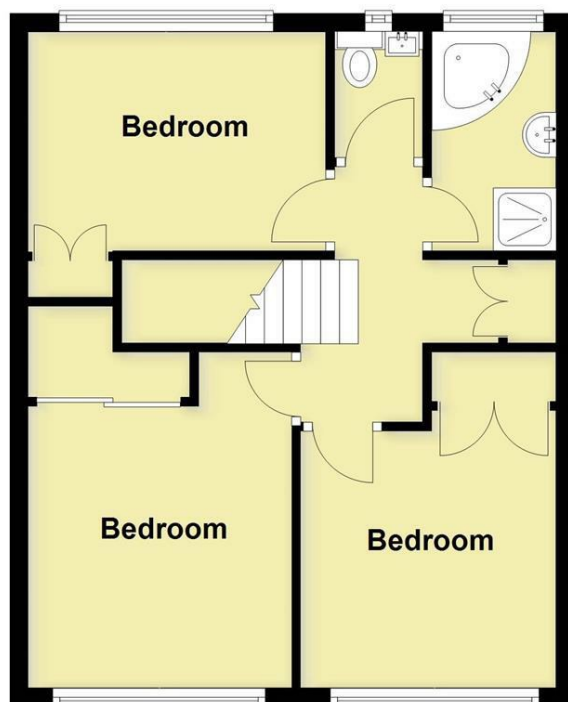
## Ground Floor

Approx. 50.2 sq. metres (539.9 sq. feet)



## First Floor

Approx. 43.0 sq. metres (462.7 sq. feet)



Total area: approx. 93.1 sq. metres (1002.6 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	61	79
England & Wales		EU Directive 2002/91/EC

## CONTACT

12 High Street  
Warwick  
Warwickshire  
CV34 4AP

E: [sales@margetts.co.uk](mailto:sales@margetts.co.uk)

T: 01926 496262

[www.margetts.co.uk](http://www.margetts.co.uk)

