



Extended and much improved three bed
home

44 Leyfields Crescent
Warwick
CV34 6BA


MARGETTS
ESTABLISHED 1806

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Price Guide £425,000

A superb, EXTENDED and much improved three bedroom semi/family home now benefiting from a downstairs cloakroom, three reception rooms, beautiful gardens and single garage. The property has replacement double glazing, kitchen and 4 piece bathroom and is well worth a personal visit.

Double glazed front door forms part of the extension giving an

ENLARGED RECEPTION HALL

with cloaks cupboard and further under stairs storage cupboard, radiator and picture rail.

CLOAKROOM

with WC, wash hand basin, radiator, extractor fan and double glazed window.

LOUNGE (FRONT)

13'10" x 13'10"

with double glazed window to the front, radiator, hole in the wall style gas flame fire, and glazed double opening doors leading through to the

DINING ROOM

10'7" x 10'5"

with radiator and glazed double opening doors through to the

GARDEN ROOM/SECOND SITTING ROOM

13'0" x 8'11"

with dual aspect double glazed windows and French doors to the rear garden.

FITTED KITCHEN

13'1" x 9'1"

with roll edge work surfacing incorporating a single drainer stainless steel sink with mixer tap and a four ring gas hob. Base units beneath incorporating the full size dishwasher and leaving space and plumbing for washing machine, range of eyelevel wall cupboards including cooker hood and tall larder cupboard incorporating the new double oven. Double glazed window to the rear, radiator, double glazed door to the side, and door opening to shelved pantry cupboard and wall cupboard housing the Worcester gas fire central heating boiler.

Staircase from the reception hall leads to the first floor landing with double glazed window to the side and access via roof ladder to the loft space.

BEDROOM ONE - FRONT

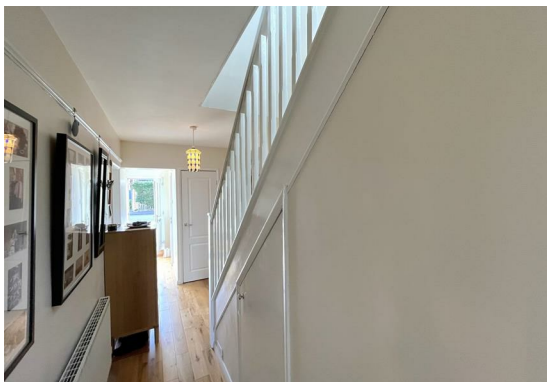
12'9" x 12'4" into door recess red' to 10'11"

with double glazed window to the front, radiator, and the measurements include a full height, full width range of fitted wardrobes.

BEDROOM TWO - REAR

12'0" x 12'3"

with double glazed window to the rear and radiator.



BEDROOM THREE - FRONT

8'10" max x 9'3" max

with window to the front and radiator and please note that both measurements include the over stairs bulkhead with shelved storage cupboard above.

FOUR PIECE BATHROOM

enjoys a refitted suite with panel bath having mixed tap, wash hand basin with vanity cupboards and concealed cistern, together with low-level WC, and separate fully tiled shower cubicle, heated towel rail, double glazed window, extractor fan, and downlights.



OUTSIDE

TO THE FRONT

there is a neat fore garden with perimeter borders stocked with shrubs and plants.



DRIVEWAY

providing parking and giving access to

COVERED CARPORT

with electric light.

DETACHED SINGLE GARAGE

with electric light and power and personal door into the rear garden.

REAR GARDEN

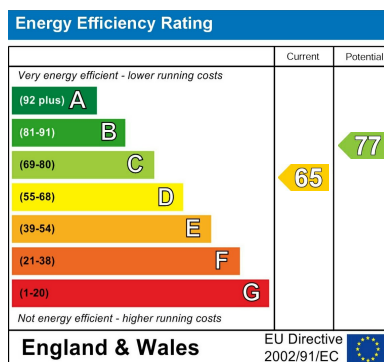
is mainly laid to lawn with perimeter borders stocked with shrubs and plants and there is a large paved patio adjoining the property and the garden room.





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