

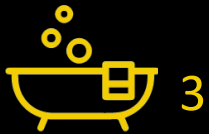


Hugely extended 6 bedroom property

**4 Castle Close
Warwick
CV34 4DB**


MARGETTS
ESTABLISHED 1806

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Price Guide £725,000

*** UNDER OFFER **** SIMILAR NEEDED FOR disappointed Buyers Waiting for SIMILAR IN CENTRAL WARWICK *** Hugely extended, this versatile and flexible substantial 5/6 plus bedroom detached home is positioned in one of the most sought-after cul-de-sac settings in the town centre of the county town and represents an opportunity not to be missed. Considerably extended, family home offered with no upward chain.

Entrance Hall

Front door and entrance vestibule.

Cloakroom

with low-level WC, radiator, wash hand basin and double glazed window.

Study - Front

10'2" x 7'7"

with double glazed window and storage cupboards.

"L" shaped Lounge

18'1" x 12'11" and 11'8" x 9'1"

with large fixed double glazed picture window to the rear, three radiators and double glazed window to the front.

Breakfast Kitchen

8'8" x 7'0" and 8'8" x 7'0"

with work surfacing and a one-and-a-quarter bowl sink unit with mixed tap, and drainer. Base unit with cupboard below, breakfast bar and eyelevel wall cupboard and further units in the breakfast area.

Breakfast Room

12'3" x 7'1"

with radiator and sliding double glazed patio doors.

Utility Area

11'1" x 7'0"

with wall cupboards and plumbing for washing machine. Single drainer sink unit and door opening to airing cupboard with a hot water cylinder.

Garage gives access to The Garden Annexe

The Garden Annexe

Entrance Hall

Shower Room

with shower cubicle, wash hand basin, WC and radiator.

Garden Annexe Living Room & Kitchenette

13'1" x 12'7" max

with double glazed window and radiator, fitted wardrobe and drawer unit, sink unit with drainer and mixer tap and base unit beneath. Airing cupboard with Worcester gas fire central heating boiler.

Garden Annexe Double Bedroom

10'11" x 10'7"

with two double glazed windows, double panel radiator and returned door to the Breakfast Room of the main house.

Stairs from the Lounge, proceed to First Floor of

Bedroom One - Front

9'10" x 13'9"

including wardrobes with radiator and double glazed window.

Bedroom Two - Rear

10'11" x 10'2"

with double glazed window affording attractive rooftop views beyond and radiator.



Bedroom Three - Front

8'4" max' x 7'10" max'

with a window to the front, the measurements include a small over stairs bulkhead with fitted shelving.

Family Shower Room

with fully tiled shower cubicle, wash hand basin and low-level WC, heated towel rail and obscured double glazed window.

Separate door into the extension Bedrooms 1 & 2.

Extension Bedroom Two - Rear

20'0" x 12'0"

with large Velux double glazed roof light, radiator, range fitted wardrobes and drawers, sliding patio doors onto the balcony.

First floor balcony with engaging views.

Bathroom

with a white suite having panelled bath, separate shower cubicle, wash hand basin and low-level WC, radiator and obscured double glazed window.

Inner Hallway

with door to side stairs down to The Studio.





Huge extension Bedroom One - Front

21'9" x 10'6"

with double panel radiator, fitted wardrobes, two double glazed roof lights, double glazed window to the side and large square arch opening into the:

Kitchenette

with sink unit incorporating a two ring electric hob, sink and unit beneath with work surfacing and door opening to airing cupboard with Worcester gas fire central heating boiler, radiator and double glazed window

Ensuite Shower Room

with shower cubicle, wash hand basin and low-level WC. radiator.

Two Storey side Studio Extension

with Hallway from the Tandem Garage and staircase leading to the First Floor Landing.



Large Ground Floor Studio/Workshop

15'10" max' x 9'6" max'

with sliding patio doors to the rear garden, radiator, understairs storage cupboard, open gallery aspect to the first floor and door opening to a:

Cloakroom

with low-level WC.

Staircase

from the ground floor entrance to the studio proceed to the first floor gallery studio area.



First Floor Gallery Studio

9'6" x 9'10"

measured partly under eaves, with two double roof lights.

Tandem Integral Garage

32'5" x 10'2" reducing to 9'6"

with up and over door, and pedestrian door at the rear Garden.

Outside

To the front of the property there is a paved driveway providing parking and giving access to Garage and Side Extension.

The Enclosed Rear Garden

has shaped shrubbery areas and large paved patio areas. Enjoys a good degree of privacy.



GENERAL INFORMATION.

Property is Freehold.

All mains services are connected.

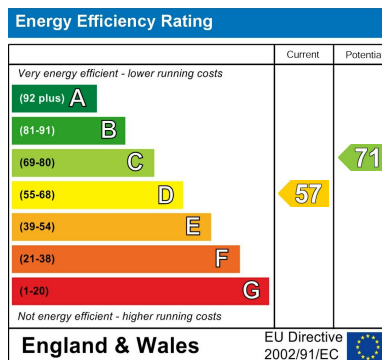


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Total area: approx. 281.3 sq. metres (3027.8 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact



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