Four Bed Semi-Detached Home

32 Yardley Close
Woodloes Park
Warwick
CV34 5EX

MARGETTS
ESTABLISHED 1806

Price Guide £399,000

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A substantial and considerablly extended four bedroom, semi-detached family home, with a floor space of 1300 sq ft, offering considerable ground floor and first floor accommodation. The property benefits from off-road parking, gas central heating, double glazing, ensuite shower room, downstairs cloakroom and small storage garage.

Canopy porch and double glazed front door opens into the

"L" SHAPED RECEPTION HALL
with coat hooks, radiator, down lighters and wood effect flooring.

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

FITTED KITCHEN
17'3" x 7'4"
with work surfacing incorporating sink and mixer tap and four ring electric hob, range of base units beneath incorporating the full-sized Baumatic dishwasher and Baumatic washing machine, larder cupboards incorporating the electric oven, range of eyelevel wall cupboards and further breakfast bar with single door cupboard.

EXTENDED REAR FAMILY ROOM
10'11" x 11'4" max inc stairs
with wood effect flooring, down lighters, two double glazed Velux rooflights, radiator, double glazed French doors opening onto the rear garden.

DINING ROOM
12'1" x 9'6"
with opening into the family room, and return door to the reception hall.

FRONT SITTING ROOM
12'4" x 12'4" max incl. stairs
with double glazed bow window, radiator, TV point, telephone point and staircase rising to the first floor landing.

SMALL ENCLOSED INNER OFFICE/STORE
7'7" x 5'1"
with electric light.

FIRST FLOOR LANDING

FAMILY BATHROOM
with white suite having "P" shaped bath with mixer tap and tap secured shower over, wash hand basin with mixer tap, low-level WC, extractor fan and heated towel rail.

BEDROOM ONE FRONT
11'11" x 12'2" max
with large double double glazed window, radiator, TV bracket , TV point and doorway through to the

"L" SHAPED SHOWER ROOM
with shower cubicle with adjustable shower, wash hand basin, low-level WC, tiled walls and floor, obscured double glazed window and heated towel rail.

BEDROOM TWO - REAR
12'2" x 9'5"
This double room has a radiator and double glazed window.

BEDROOM THREE

13'6" excl. door recess x 7'9"
This double room has a radiator and double glazed window.

BEDROOM FOUR - REAR

9'8" max x 6'3"
This good sized single with double glazed window to the rear, radiator and two storage cupboards.

FRONT GARDEN AND PARKING

To the front there is a tarmacadam driveway providing parking and giving access to a

SMALL STORAGE GARAGE

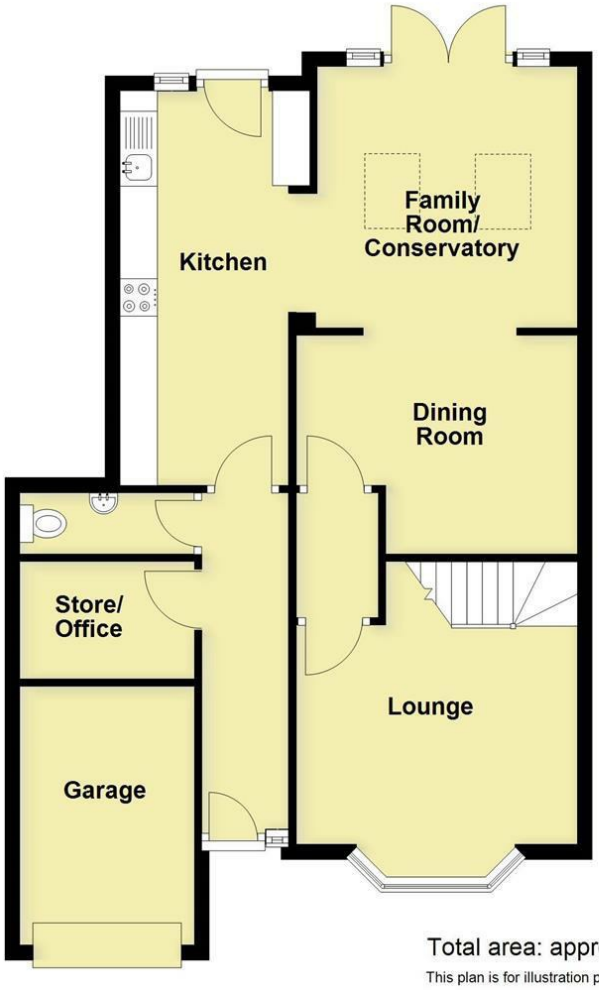
REAR GARDEN

has a decking area and shaped lawn.

32 Yardley Close, Woodloes Park, Warwick, CV34 5EX

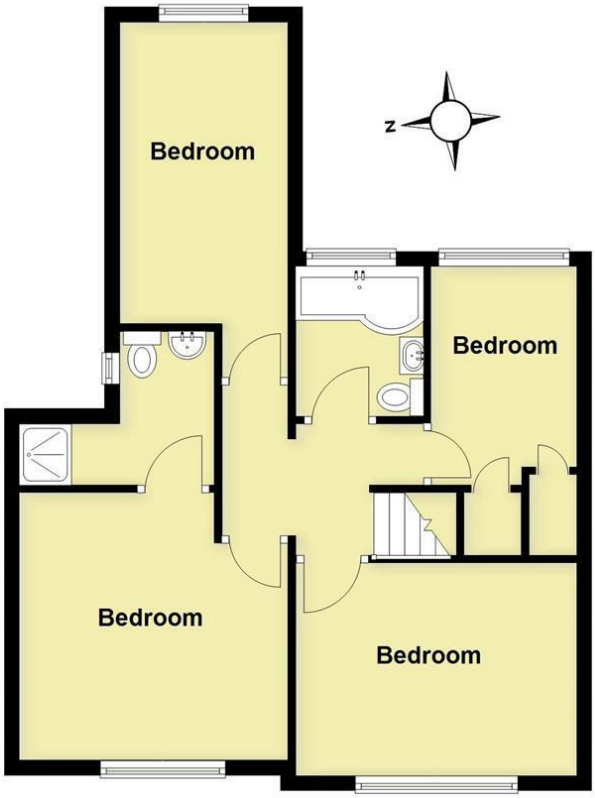
Ground Floor

Approx. 71.6 sq. metres (770.2 sq. feet)



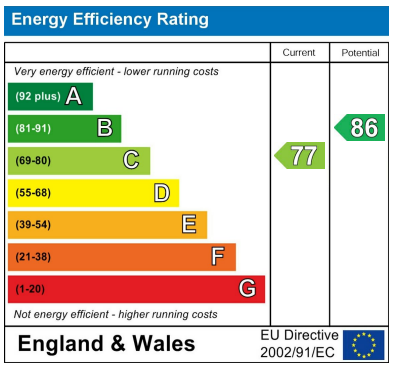
First Floor

Approx. 54.5 sq. metres (586.3 sq. feet)



Total area: approx. 126.0 sq. metres (1356.5 sq. feet)

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



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