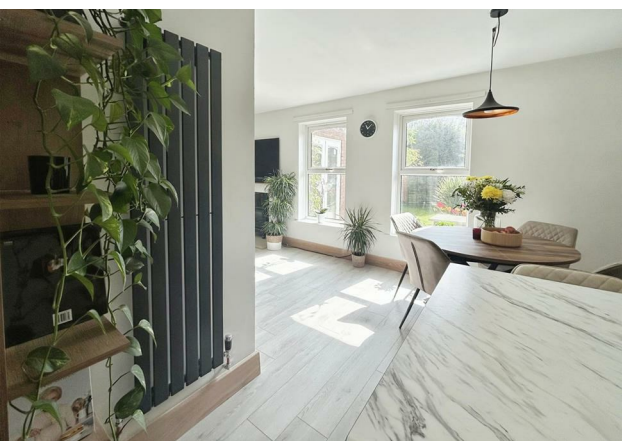




SUMNER CLOSE, HAMPTON MAGNA

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SALES & LETTINGS





A beautifully presented and fully refurbished modern family home in the village of Hampton Magna. Lying within easy reach of Warwick town centre and local amenities including Warwick Parkway Station, local pub, corner shop and takeaway restaurants all within walking distance. The property in brief comprises entrance hall, utility room, guest shower room/WC, lounge, open plan kitchen/dining, three bedrooms, family bathroom and private landscaped garden to the rear. The property is ideal for families or first time buyers.

Entrance Hall

Accessed by a UPVC front door, with laminate flooring, downstairs contemporary storage, gas central heating radiator and doors leading to living room and utility room.

Lounge/Dining Room

Open plan lounge/dining room, completely refurbished with new flooring throughout, two double glazed windows to the rear garden, TV point and gas fireplace. The L shaped lounge also has a home office space with French doors leading to a south facing landscaped garden.

Breakfast Kitchen

Brand new spacious breakfast kitchen with a lot of wall and base units, complimentary work surfaces, space for double fridge and freezer, induction hob and extractor, Samsung oven, double sink with drainer, mixer tap with boiling water feature, spotlights to the ceiling and space for a dishwasher.

Utility Room

Having laminate flooring, plumbing for washing machine and dryer, stainless steel sink with mixer tap over, wood effect work surface, contemporary central heating radiator and door to side access.

Guest WC/Shower Room

Stunning guest WC/shower room with low level flush WC, vanity unit with porcelain basin, large shower enclosure with rainfall shower, fully tiled, heated towel radiator and double glazed window to the front aspect.

Bedroom One

Double bedroom with built in storage cupboards, central heating radiator, ceiling light point, new oak doors and double glazed window to rear elevation.

Bedroom Two

Double bedroom with wall mounted bedside lights, ceiling lights point, new carpet, central heating radiator and double glazed window to rear elevation.

Third Bedroom

Good sized single bedroom currently used as a home office with new carpet, central heating radiator and double glazed window.

Landing

Spacious landing with new carpet throughout, storage cupboard housing the boiler and loft access.

Family Bathroom

Generous family bathroom, partly tiled with low level flush WC, obscured double glazed window, bath with mixer tap and shower over, vanity unit with sink and heated towel radiator.



Private Rear Garden

Mature, south facing landscaped rear garden with patio area, a selection of mature trees, plants and shrubs.

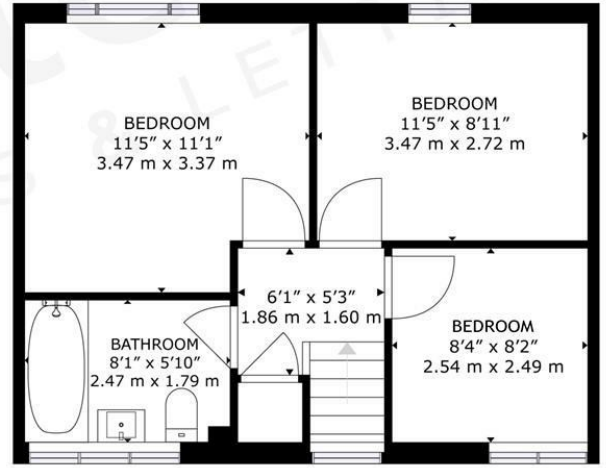
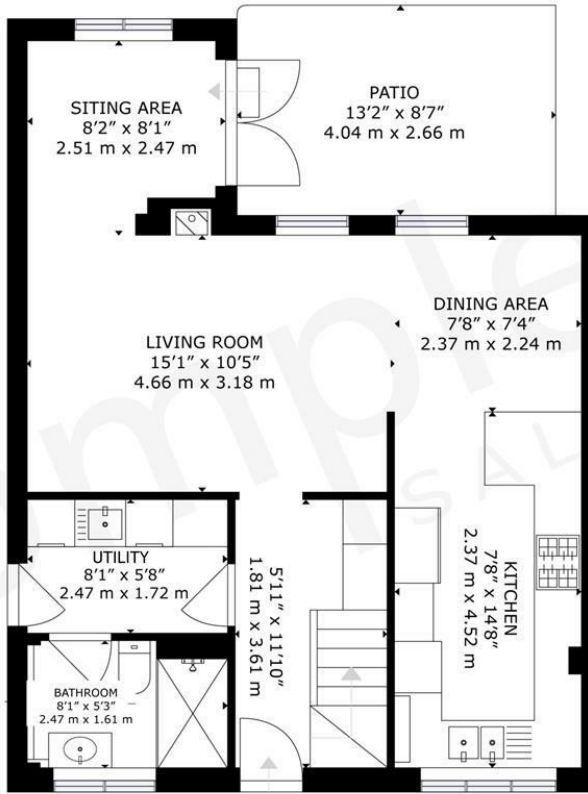
Parking and Frontage

Block paved front driveway with space for two vehicles.

Location

Hampton Magna is a popular semi-rural village, located approximately two miles West from the historic town of Warwick and within walking distance of Warwick Parkway with train links to Birmingham and London and also easy access to the M40, M42 and M6 motorways. Birmingham airport is around 25 minutes drive away. It is just a short walk to the local Junior/Infants/Nursery School, local shops, regular bus service and park, with a Secondary School only 3 miles away.





GROSS INTERNAL AREA
 FLOOR 1: 570 sq.ft, 53 m², FLOOR 2: 409 sq.ft, 38 m²
 EXCLUDED AREAS: PATIO: 118 sq.ft, 11 m²
 TOTAL: 979 sq.ft, 91 m²

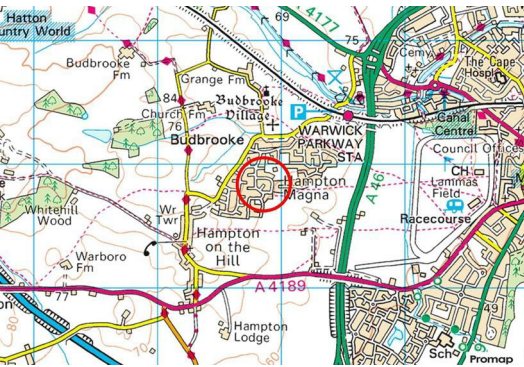
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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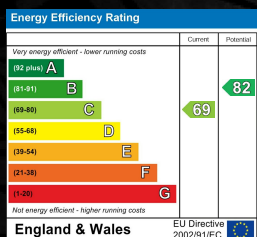


- Fully Renovated
- Newly Fitted Breakfast Kitchen
- Downstairs Guest Shower room
- Off Road Parking
- Semi Rural Location
- Three Generous Bedrooms
- Utility Room
- Private Landscaped Rear Garden
- Open Plan Living/Dining
- Close To Warwick Parkway Train Station



SUMNER CLOSE, WARWICK

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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