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43, Makepeace Avenue, Woodloes Park, Warwick

Price Guide £389,950



This former four-bedroom detached house is pleasantly situated near the head of the cul-de-sac in this popular residential location. The accommodation, in brief, affords the Entrance hall, living room, and separate dining area, with a fitted kitchen off, garden room, office, cloaks/wet room, main bedroom with dressing room off, two further bedrooms, bathroom, gas heating, double glazing, ample driveway, single garage and an established rear gardens. Energy rating C. No upward chain.

Location

Woodloes Park is a popular development within easy reach of the excellent local amenities, which include a parade of shops, a supermarket, a primary school, a doctors' surgery, a public house, and a regular bus service. The historic county town centre is within approximately a mile and quick access is offered to the A46, junction 15 of the M40 motorway, plus Warwick and Parkway rail stations all providing fast commuter links.

Approach

Through a double-glazed entrance door into:

Entrance Hall

Wood effect floor, radiator, built-in Cloaks/Storage. Doors to:

Living Room

17'2" x 10'9" (5.25m x 3.30m)

Having a coal effect gas fire with a tiled hearth, radiator, a double-glazed bay window to the front with a deep display sill, and an additional double-glazed window to the front aspect.





Dining Room

11'8" x 7'11" (3.56m x 2.42m)

Wood effect floor, radiator, staircase rising to First Floor, opening to Kitchen and double glazed sliding patio doors lead through to the Garden Room.

Fitted Kitchen

8'9" x 8'3" (2.68m x 2.54m)

Range of matching base and eye level units, complementary worktops with inset single drainer sink unit with mixer tap. Built-in Zanussi electric

oven, four-ring gas hob with extractor unit over. Space and plumbing for washing machine and dishwasher, space for upright fridge/freezer, tiled floor and an internal window.

Garden Room

16'1" x 9'3" (4.91m x 2.84m)

Tiled floor, two radiators, ceiling fan light, double glazed windows, double glazed French doors provide access to the rear garden, service door to Garage. Door to:

Office

10'7" x 8'3" (3.25m x 2.53m)

Range of bespoke fitted office furniture with eye-level storage cupboards and display/book shelving. Worktops with knee hole space with a pullout keyboard shelf and a further range of low-level storage cupboards and drawer units. Radiator, double-glazed bay window to the rear aspect with window seat and storage beneath and an additional double-glazed window to the side. Door to:





Cloaks/Wet Room

Fully tiled walls, WC, pedestal wash hand basin, chrome heated towel rail, ceiling light. Mira Sport shower system, extractor fan and skylight.

First Floor Landing

Doors to:

Bedroom One

11'1" x 9'1" (3.40m x 2.77m)

Radiator, bulkhead Airing Cupboard housing the hot water cylinder, double glazed window to front aspect. Opening to:

Dressing Room/Formerly Bedroom Four

8'3" x 8'0" (2.54m x 2.45m)

Range of built-in full-height wardrobes provides ample hanging rail, shelving and drawer space, a radiator and a double-glazed window to the front aspect.

Bedroom Two

11'2" x 9'1" (3.41m x 2.78m)

Fitted wardrobes with double bed inset, radiator and a double-glazed window to rear aspect.

Bedroom Three

8'4" x 8'1" max (2.55m x 2.47m max)

Built-in mirror-fronted sliding door wardrobes, radiator and a double-glazed window to rear aspect.

Bathroom

White suite comprising bath with Mira shower system and folding shower screen, WC, pedestal wash hand basin. Fully tiled walls, heated towel rail, downlighters, access to roof space and two double-glazed windows to the side aspect.





Outside

There is an open-plan low-maintenance front garden with a driveway providing ample off-road parking.

Garage

13'3" x 7'5" (4.04m x 2.28m)

Having a remote control up and over door, power and light, wall-mounted Worcester gas-fired boiler. Worktop with space for a domestic appliance below, storage cupboards, solid casement door-to-side aspect.

Rear garden

Enjoying mature stocked borders, housing an abundance of flowering plants and shrubs. The gardens are enclosed on all sides with a gated side pedestrian access.

Tenure

The property is Freehold.

Services

All main services are understood to be connected. NB We have not tested the heating, domestic hot

water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in this respect. Interested parties are invited to make their own inquiries.

Council Tax

The property is in Council Tax Band "D" - Warwick District Council

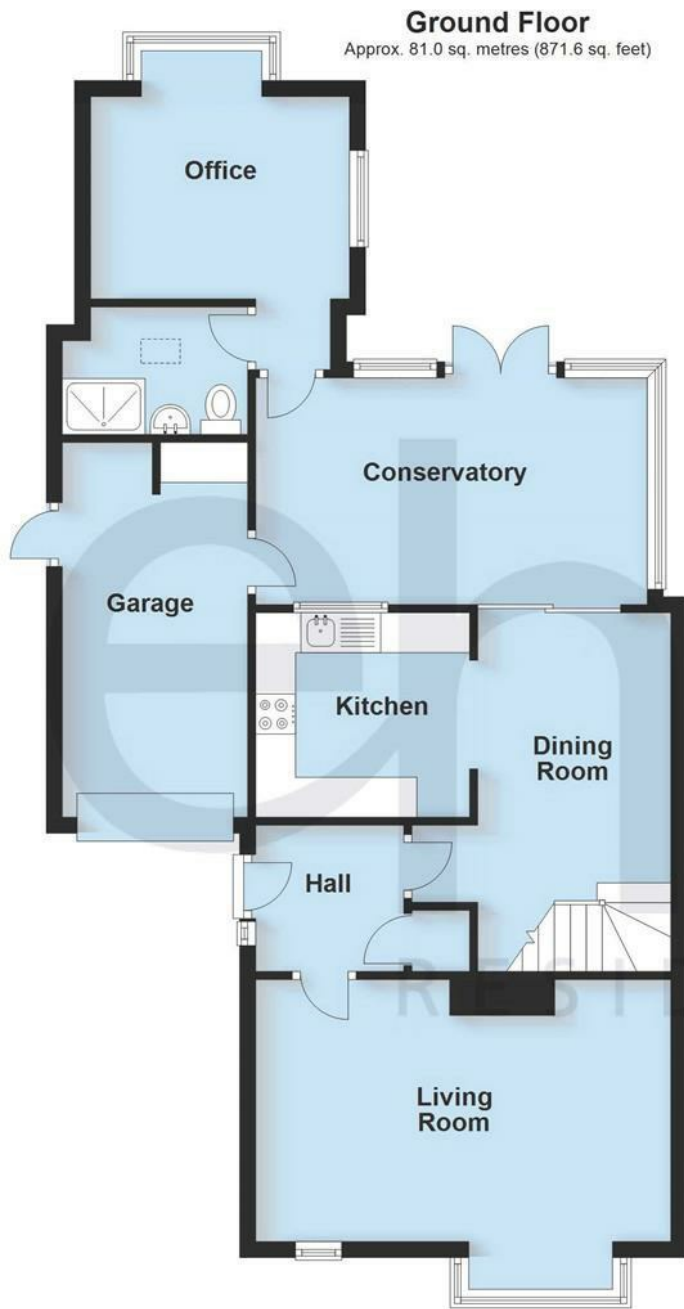
Postcode

CV34 5SB



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Total area: approx. 121.9 sq. metres (1312.1 sq. feet)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN

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