







Exceptional, extended, three bed home

41 Exham Close
Warwick
CV34 5UL

MARGETTS
ESTABLISHED 1806

Price Guide £385,000

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**** STUNNING **** REFURBISHED **** EXTENDED **** SEE VIDEO *** Truly exceptional, considerably extended, much improved, spacious three/four bedroom end home, positioned at the end of a popular setting with lots of off-road parking , conservatory, and large brick built garden store. The property is superb and stylishly presented throughout. Viewing highly recommended.

Double glazed front door opens into the

EXTENDED + REAPPOINTED KITCHEN

18'8" x 10'9"
offering a comprehensive range of fitted units with wooden butchers block style work surfacing, inset Belfast sink with mixer tap, range of base units beneath and eye level wall cupboards with display units and plate rack, central unit and breakfast bar with base units beneath, area suitable for Range style cooker, cooker hood, further range of wall units with recess suitable for a fridge freezer.

FULL WIDTH OPEN PLAN LIVING ROOM

22'9" max reducing to 17'4" x 18'9"
LEADING ONTO REAR CONSERVATORY with timber effect flooring, radiators, coved ceiling, double glazed windows, two double glazed velux roof lights, wiring for 2 wall lights and patio doors opening onto the rear garden.

STUDY/BEDROOM FOUR

11'8" x 7'5" max reducing to 6'9"
CONVERTED FROM FORMER GARAGE with timber effect floor, radiator, double glazed window to the front, fitted shelving, door opening to meter cupboard, and door to storage cupboard. Door opening to

CLOAKROOM/WC

with low level WC, wash hand basin with mixed tap, tiled floor, downlighters and extractor fan.

Staircase proceeds to the

FIRST FLOOR LANDING

with access to the roof space and linen cupboard with slatted wood shelving.

BEDROOM ONE - REAR

11'0" x 9'4"
with timber effect flooring, radiator, double glazed window to the rear with shutters. The measurements exclude two double door built in wardrobes with hanging rail and shelf.

BEDROOM TWO - REAR

12'7" max reducing to 10'7" x 7'4"
with double glazed window to the rear, radiator, coved ceiling and the dimensions include a double door fitted wardrobe.





BEDROOM THREE - FRONT

9'4" x 8'5"

with double glazed window to the front, radiator, coved ceiling, and the measurements exclude three built-in wardrobes.

BEAUTIFUL REFURBISHED BATHROOM

This family bathroom has a white suite with "P" shaped bath having a mixed tap and secured handheld shower attachment, shower above with screen, wash hand basin with mixed tap, low level WC, two obscured double glazed windows and downlighters.



OUTSIDE

FRONT OF THE PROPERTY AND PARKING

there is a large block paved driveway providing parking and giving access to the side of the property.

ENCLOSED REAR GARDEN

has a shaped lawn with elevated perimeter border and large patio area.



LARGE BRICK BUILT GARDEN STORE

13'3" x 8'3"
with window and electric lights and power.

GENERAL INFORMATION

The property is freehold and all main services are connected.









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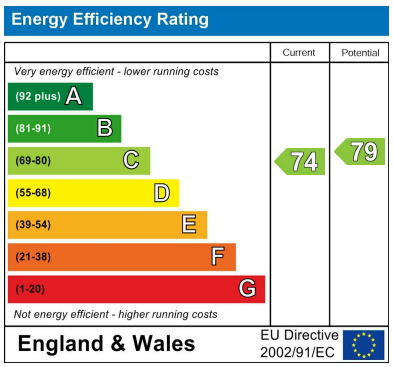
Total area: approx. 106.9 sq. metres (1150.4 sq. feet)

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



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