



Extended, four bed, dormer bungalow

**103A Greville Road
Warwick
CV34 5PL**


MARGETTS
ESTABLISHED 1806

Guide Price £550,000

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***** UNDER OFFER ***** An exciting opportunity to acquire a roomy, and extended dormer bungalow offering larger than expected accommodation with up to 4 bedrooms, two reception rooms, huge fitted dining kitchen and conservatory. The property benefits from lots of off-road parking, delightful and private south westerly rear garden and oversized single garage. Viewing is warmly recommended.

Steps lead up to double glazed front door which opens into

SNUG

14'5" x 11'5"

with double glazed window, coved ceiling, radiator, and double glazed doors opening onto the rear deck and pergola.

INNER HALLWAY

with radiator, downlighters, and large enough to form a study area and understairs cloaks cupboard.

CLOAKROOM

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

Double opening doors lead through to the

IMPRESSIVE LOUNGE

25'9" x 13'8"

with fire setting having gas log effect fire, coved ceiling, wiring for two sets of wall lights, and double and single panel radiators.

CONSERVATORY

11'8" x 8'5"

with laminate flooring, double glazed windows and doors to the rear deck.

IMPRESSIVE "L" SHAPED DINING KITCHEN

18'6" x 12'1" + 13'5" x 8'5"

KITCHEN AREA

18'6" x 12'1"

with stone work surfacing and matching up stands incorporating a one and a half bowl single drainer sink unit with mixer tap and base units beneath leaving space for washing machine. Further work surfacing with central heating boiler and unit under. Base units also incorporate the full-sized dishwasher. Range of eye-level wall cupboards with under unit lighting and cooker hood. Space for a Range style cooker. Further run of work surfacing with base units beneath and eye-level wall units above and large pull out larder cupboard. Space for a slimline wine chiller. Double glazed windows and downlighters and double glazed door to the side. Large central island unit forming a breakfast bar with drawers and base units beneath.

BREAKFAST/DINING AREA

13'5" x 8'5"

with radiator, wiring for two wall lights and double glazed window.



Staircase from the lounge proceeds to the first floor landing to four dormer bedrooms.

BEDROOM ONE - REAR

10'11" x 10'4" partly under eaves with radiator, double glazed window, and archway to

LARGE DRESSING ROOM

13'10" x 5'9" with double glazed window and a comprehensive range of wardrobes and shelves together with drawer unit.

BEDROOM TWO - FRONT

11'10" x 12'2"

(Please note measurements 3.61m x a floor area of 3.72m reducing to 2.23m at 6 foot person shoulder height due to the eaves). With Velux roof light and double glazed window to the front and the measurements include the shelved storage cupboard.





BEDROOM THREE - FRONT

8'8" x 10'7"

(Please note measurements 2.65m x 3.24m + 0.46m floor area extending under the eaves reducing to 2.18m at 6 foot person shoulder height. With velux roof light, double glazed window to the front and radiator.

BEDROOM FOUR - SIDE

10'4" x 5'10"

with access to the roof space and double glazed window.

FAMILY BATHROOM

has a white suite with panelled bath having a Mira adjustable shower over, wash hand basin set in vanity unit with drawers beneath, low-level WC, tiled floor, part tiled walls, obscured double glazed window and heated towel rail.



OUTSIDE

TO THE FRONT OF THE PROPERTY

there is a parking area for a number of vehicles. There are fittings for an electric gate, however at present the motor is not working we are informed by the sellers.

OVERSIZED SINGLE GARAGE

18'0" x 11'8"

Path at the side of the property gives access to

CHARMING, PRIVATE, REAR GARDEN

which enjoys an elevated lawn and paved patio area that adjoins a large decked patio with veranda and lights fitted and a covered pergola providing a barbecue and seating area. The garden also has a timber summer house and there are some external electrical power points.

GENERAL INFORMATION

The property is freehold and all mains serviced are connected.



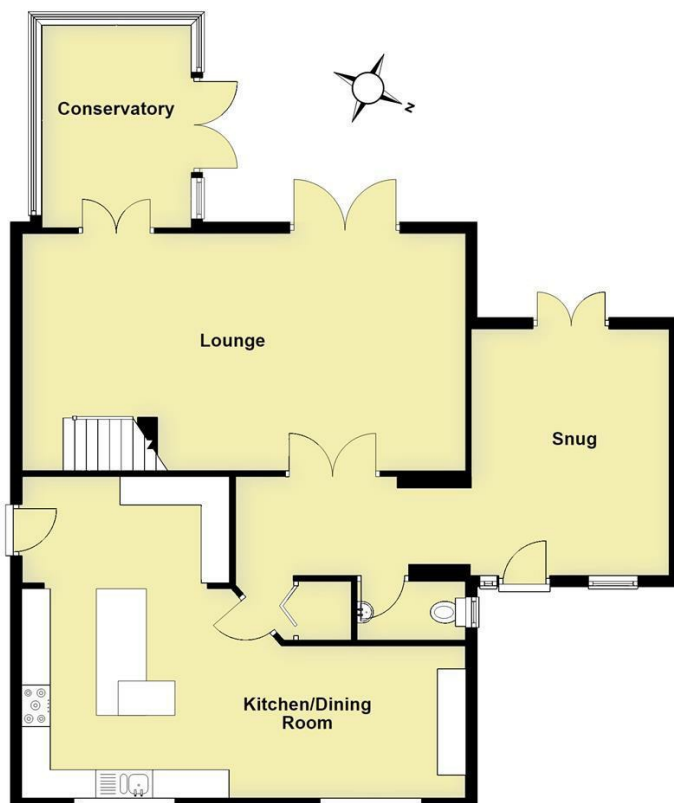


103A Greville Road, Warwick, CV34 5PL



Ground Floor

Approx. 103.1 sq. metres (1110.1 sq. feet)



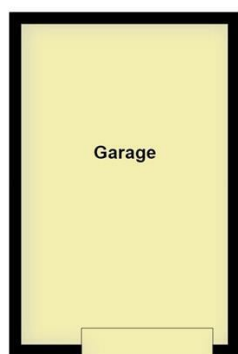
First Floor

Approx. 60.1 sq. metres (647.1 sq. feet)



Lower Ground Floor

Approx. 20.7 sq. metres (223.2 sq. feet)



Total area: approx. 184.0 sq. metres (1980.5 sq. feet)

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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