







Spacious, four bed detached home.

27 Hathaway Drive
Woodloes Park
Warwick
CV34 5RD

MARGETTS
ESTABLISHED 1806

Price Guide £475,000

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****** NOW UNDER OFFER *** An immaculate and beautifully presented spacious four bedroom, detached family home enjoying a lovely aspect both to the front and the rear and presented to an immaculate standard. The property benefits from four very roomy double bedrooms, attractive full width lounge/dining room, re-fitted kitchen, cloakroom and bathroom. Viewing is warmly recommended.**

Canopy porch with front door having double glazed inserts opens into;

RECEPTION HALL
with radiator and door opening to under stairs storage cupboard.

CLOAKROOM
with low level WC, wash hand basin, half height tiling on all walls, radiator, tiled floor, and obscured double glazed window.

BEAUTIFULLY REAPPOINTED BREAKFAST KITCHEN
14'4" x 9'2"
this delightful light and airy room enjoys a double glazed bow window to the front for the breakfast area with double panel radiator.

Kitchen area has a range of re-fitted units with "butchers-block" style work surfacing, base units and eyelevel wall cupboards. Cooker hood, under unit lighting, one and a quarter single drainer, stainless steel sink with mixer tap, space and plumbing for washing machine, space and plumbing for a dishwasher, downlighters, tiled floor, double glazed window to the side and double glazed door to the side.

FULL WIDTH LOUNGE/DINING ROOM
24'10" x 11'2" reducing to 9'1"
with coved ceiling, two double panel radiators, double glazed windows and sliding double glazed patio doors, wiring for three sets of wall lights, and feature fire setting with inset electric fire.

Staircase proceeds from the entrance hall to the first floor landing with access to the roof space.

LANDING
Off the landing there is a double door airing cupboard with slatted wood shelving and insulated hot water cylinder.

BEDROOM ONE - REAR
13'7" max x 12'8" max reducing to 8'6"
(the measurements exclude wardrobes) with double glazed rear window, radiator and a comprehensive range of built-in wardrobes.

BEDROOM TWO - FRONT
14'8" max x 10'5" reducing to 5'1"
with single panel radiator, double glazed window to the front aspect enjoying distant views across Warwick and towards St Marys Church Tower. (Measurements include an over stairs storage cupboard and a double door built-in wardrobe).





BEDROOM THREE - FRONT

10'0" x 9'7"

with double glazed window again affording engaging views, single panel radiator, and the measurements exclude a wardrobe alcove with hanging rail and shelves.

BEDROOM FOUR - REAR

8'6" x 9'5"

with single panel radiator and double glazed window.



ATTRACTIVE REFITTED BATHROOM

enjoys a white suite with "P" shaped bath having mixer tap and adjustable shower with screen over, wash hand basin with mixer tap set in vanity unit with cupboards beneath, concealed cisterns, low-level WC. tiling to full height on all walls, heated towel rail, and obscured double glazed window.









OUTSIDE

TO THE FRONT OF THE PROPERTY - PARKING

there is a well maintained front garden with inset lawn and perimeter borders, easy to maintain mainly laid to pebbles, flowering tree, block paved driveway giving access to the

PART INTEGRAL SINGLE GARAGE

with up and over door, electric light and power.

DELIGHTFUL REAR GARDEN

is a sight to behold! With large patio adjoining the property and elevated shaped lawn beyond. There is a further sun patio at the far end of the garden and perimeter border stocked with shrubs and plants.

TIMBER PERGOLA AND LARGE TIMBER SHED

GENERAL INFORMATION

All mains services are connected.
The property is freehold.

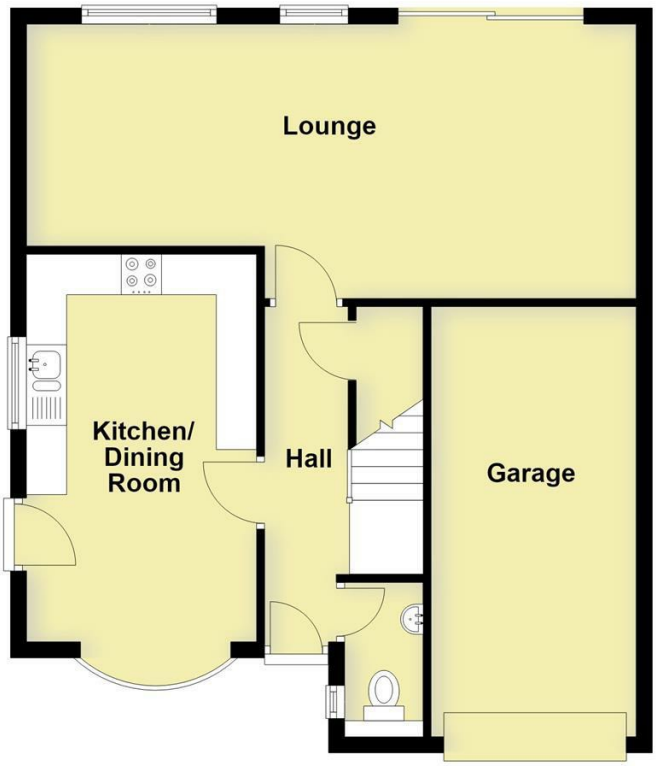


27 Hathaway Drive, Woodloes Park, Warwick, CV34 5RD



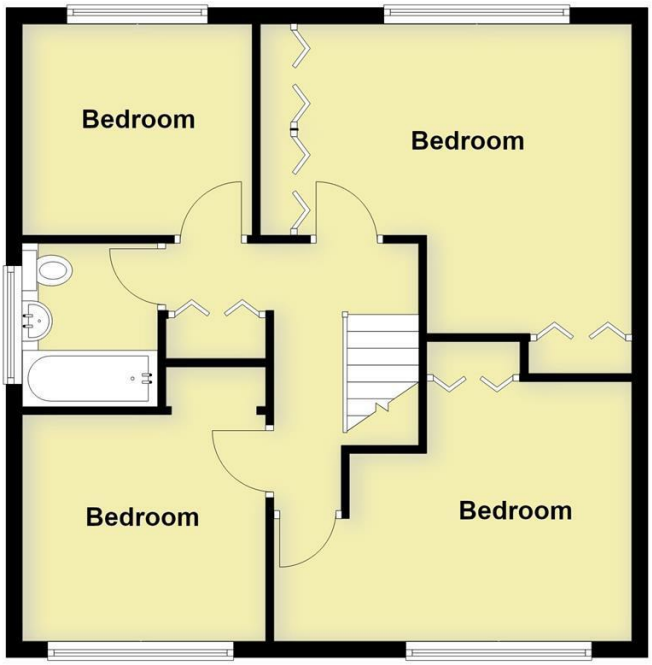
Ground Floor

Approx. 62.7 sq. metres (674.7 sq. feet)



First Floor

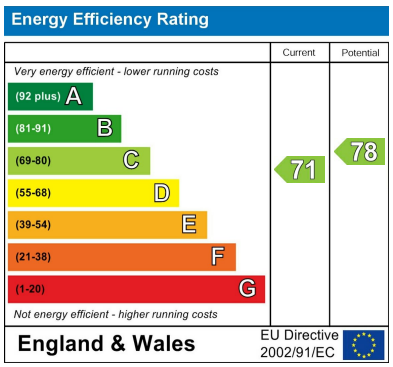
Approx. 58.1 sq. metres (625.8 sq. feet)





Total area: approx. 120.8 sq. metres (1300.5 sq. feet)

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



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