

Three bed, detached bungalow

15 Bennett Drive
Warwick
CV34 6QJ


MARGETTS
ESTABLISHED 1806

Price Guide £675,000

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Forming part of a quiet and sought-after prestigious cul-de-sac setting, off the highly desirable Myton Road. Schools & Parks nearby. This modern and well planned three bedroom, detached bungalow enjoys two reception rooms, ensuite shower room & refurbished bathroom together with large dining kitchen, detached single garage, and sheds/workshops. Offered with NO UPWARD CHAIN & SENSIBLY PRICED.

Recess porch with double glazed front door and matching side windows opens into the

RECEPTION HALL

with wood effect flooring.

CLOAKROOM

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

LARGE BREAKFAST KITCHEN

11'9" x 13'5"

with roll edge work surfacing incorporating a one and a quarter bowl single drainer, stainless steel sink unit with mixer tap and four ring gas hob. Base units beneath leaving space and plumbing for washing machine and space for tumble dryer, tall larder cupboard incorporating the double oven and grill, range of eye-level wall cupboards with cooker hood and further set of larder cupboards incorporating the integrated fridge and freezer, tiled floor, radiator, double glazed door to the side and double glazed window to the front.

LOUNGE

16'10" x 13'0"

with ornamental fire setting, timber effect flooring, wiring for two wall lights, double panel radiator, double glazed sliding patio doors and further sliding doors opening through to the

SEPARATE DINING ROOM

15'5" max reducing to 13'5" x 9'10"

with timber effect flooring, radiator and double glazed front window. Return door to the reception hall.

Door to an Inner Hallway which gives access to the bedroom accommodation, with access to the roof space and door opening to airing cupboard housing the wall mounted Worcester gas fire central heating boiler.



BEDROOM ONE - REAR

19'5" max reducing to 13'8" x 11'8"
with timber effect flooring, double glazed window, radiator and the measurements include a comprehensive range of fitted bedroom furniture with wiring for wall light above the bed recess.

ENSUITE SHOWER ROOM

with fully tiled shower cubicle, small wash hand basin with mixer tap, low-level WC, obscured double glazed window and radiator.

BEDROOM TWO - REAR

13'0" x 9'2"
with timber effect flooring, radiator, double glazed window and the measurements exclude a double door built-in wardrobe.

BEDROOM THREE

11'8" x 7'3"
with double panel radiator, double glazed window, and timber effect floor.





REFITTED BATHROOM

with modern white suite having panel bath with adjustable shower over, low level WC, wash hand basin, double glazed window and large tiled areas.

OUTSIDE

TO THE FRONT OF THE PROPERTY/PARKING

there is a shaped lawn and block paved driveway providing parking and giving access to the

DETACHED SINGLE GARAGE

with up and over door and power inside the garage with electric power point.

TO THE REAR OF THE PROPERTY

there is a patio adjoining the bungalow with steps leading up to a terraced lawn garden with perimeter border stocked with shrubs and hedgerow.

TIMBER SUMMER HOUSE

Two timber sheds at the side of the property make an excellent storage or workshop space.

GENERAL INFORMATION

The property is freehold and all main services are connected. Viewings are ideally arranged on a Friday or Saturday.

AGENTS NOTES

Forming part of the title documents are covenants, please ask for details. We are aware the property must remain a bungalow set out in Clause 3 ii.






15 Bennett Drive, Warwick, CV34 6QJ



Ground Floor
Approx. 116.0 sq. metres (1248.5 sq. feet)



Total area: approx. 116.0 sq. metres (1248.5 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			85
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

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