



Exceptional 2 bed home.

4 Mallory Drive
Warwick
CV34 4UD



Guide Price £495,000

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An exceptional property! Two properties knocked into one and extended! Offering over 1240 sq. ft, typical size of a four bed detached. This amazing home has been considerably extended and reconfigured now to provide exceptional spacious accommodation with two ensuite facilities, ground floor shower room, reception hall, utility room, magnificent open plan living kitchen with further separate sitting room. Exceptionally well presented throughout, and situated in a convenient location within walking distance of the racecourse, shopping facilities and the town centre. Huge corner plot with lots of off-road parking. Viewing warmly recommended. (Planning granted for double garage).

Front door with double glazed, full height side windows opens into the

RECEPTION HALL

with beautiful engineered wood flooring, radiator, down lighters and Velux double glazed skylight.

SPACIOUS SHOWER ROOM

with large walk-in double shower cubicle, wash hand basin set in vanity unit with mixer tap and cupboards beneath, concealed cistern, low-level WC, heated towel rail, obscured double glazed window and extractor fan.

OPEN PLAN LUXURY KITCHEN/DINER/LIVING ROOM

24'7" x 16'4"

LUXURY KITCHEN AREA

16'4" x 6'5"

with delightful central island unit/feature breakfast bar incorporating drawers and base units and with space for condenser tumble dryer. Further run of work surfacing, units beneath and display cupboards and storage cupboards above, range of tall larder cupboards incorporating the Bosch electric oven and further separate Neff electric oven. Further work surfacing with Neff induction hob and Siemens cooker hood over. Attractive flooring and downlighters.

UTILITY AREA

7'2" x 4'0"

with 1.5 bowl sink, work surfacing, space for dishwasher, and washing machine, window to the front and velux roof light.

LIVING AREA

which has been extended and has attractive engineered wood flooring, radiators together with downlighters, three fitted Velux roof lights, double glazed patio doors and windows open into the

REAR LEAN-TO/CATIO

Ideal for pets with gate to the side.

Double, opening glazed doors lead through to the

BEAUTIFUL LIGHT AND AIRY SITTING ROOM

16'3" x 14'0" max inc. stairs

with double glazed windows giving a lovely light and airy aspect, attractive flooring, radiators, ceiling down lighters and double doors opening to under stairs storage cupboard.

Stylish white painted staircase leads to the

SPACIOUS FIRST FLOOR LANDING

with downlighters. Off the landing there is a large double door, storage cupboard and access to the roof space.



HUGE MASTER BEDROOM

16'5" x 10'0" and 6'5" x 9'10"

with attractive flooring, downlighters, radiator, double glazed windows and access to the roof space.

ENSUITE BATHROOM

with "P" shaped bath with adjustable shower over, wash hand basin set in vanity unit with cupboards and mirrored cupboard above with integral lighting over wash hand basin, concealed cistern together with low level WC, obscured double glazed window, extractor fan and shaver point.



SPACIOUS BEDROOM TWO

10'1" x 10'6"

with attractive flooring, radiator, double glazed window, downlighters, and door opening to a large over stairs wardrobe with hanging rail.

ENSUITE SHOWER ROOM

has a large walk-in double shower cubicle, wash hand basin with drawers beneath and mixer tap and mirrored cupboard above with integral lighting, low-level WC, large splashback areas, heated towel rail and obscured double glazed window.

OUTSIDE



FRONT GARDENS

The property enjoys a substantial, larger than average corner plot and to the front enjoys lawned areas with hedgerow and shrubs.

PARKING AND SIDE GARDENS

To the side of the property, there is a further shaped lawn and large tarmac driveway providing parking for a number of vehicles, being much larger than average due to the amalgamation of the two plots. We understand there is planning permission granted for the erection of a double garage.

REAR OF THE PROPERTY

There is an enclosed, landscaped, easy to maintain garden with raised shrubbery and flower beds with established plants. Recently installed and easy to maintain composite fencing.

GENERAL INFORMATION

The property has two title numbers and we understand is freehold. All main services are connected.

When the ground floor extension was completed, that also included planning for a double garage. See Warwick District Council.w/17/0266.

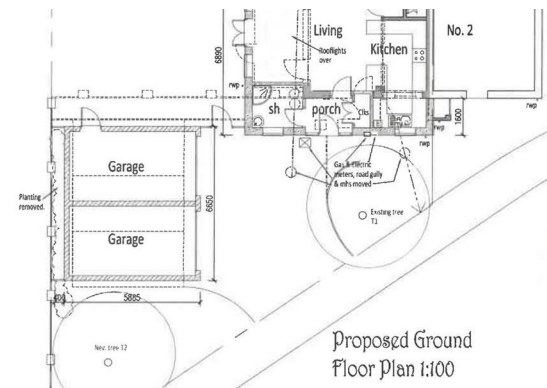
Please note we understand the property could be converted back into a three bedroom.

The property enjoys retractable fly screens to some of the windows and to the patio doors.

Please note there is thermal, remote controlled honeycomb blinds recently installed to all fitted Velux roof lights. The velux roof lights are also remote controlled.

COVENANT

Please note that only vehicles that fit into a single garage are allowed to be parked.





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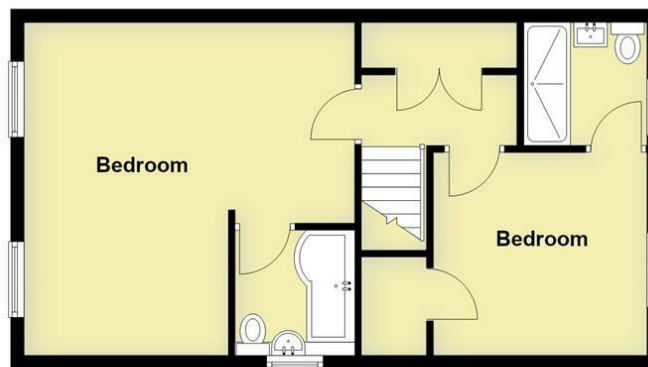
Ground Floor

Approx. 69.0 sq. metres (742.3 sq. feet)
(excluding Balcony)



First Floor

Approx. 46.9 sq. metres (504.8 sq. feet)



Total area: approx. 115.9 sq. metres (1247.0 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		100+
(81-91) B		
(69-80) C	76	
(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	

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