



**Spacious, three bed, link-detached
home**

**6 Saumur Way
Warwick
CV34 6LH**


MARGETTS
ESTABLISHED 1806

Guide Price £400,000

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A beautifully presented, roomy, three bedroom, link-detached property, built in a popular and prestigious residential location to a charming mock Tudor design. Offered in good decorative order throughout, the property enjoys two separate reception rooms, fitted kitchen, three, first floor bedrooms, bathroom, rear garden, larger than average single garage and off-road parking. The property benefits from easy access to good schools, Warwick and Leamington Spa town centres, The Shires Retail Park and the Midlands motorway networks.

Front door opens into

RECEPTION HALL

with radiator.

GROUND FLOOR CLOAKROOM

with low level WC, wash hand basin with mixer tap and cupboard beneath, half height tiling, heated towel rail and access to the roof space.

CHARMING LOUNGE

15'8" x 14'9" max

with coved ceiling and leaded light double glazed windows, both to the front and the side, double panel radiators, illuminated display niche, door to understairs storage cupboard and corner fitted gas fire with hearth and surround.

Archway to

DINING ROOM

11'0" x 8'2"

with wood effect flooring, double glazed rear window, coved ceiling and door opening to the

FITTED KITCHEN

11'2" x 6'2"

with L shaped run of work surfacing incorporating the four ring gas hob and one and a quarter single drainer sink unit with mixer tap. Range of base units beneath incorporating cupboards and drawers together with a Belling double electric oven and space suitable for a refrigerator. Range of eye-level wall cupboards with cooker filter. Double panel radiator, double glazed window and door to the rear garden.

Staircase from the lounge proceeds up to the

FIRST FLOOR LANDING

with access to the roof space. Double glazed window to the side and door opening to an airing cupboard with insulated hot water cylinder.

BEDROOM ONE - FRONT

14'2" x 8'2"

with radiator, and double glazed, leaded light windows to the front.

BEDROOM TWO - REAR

10'5" x 8'1"

with radiator, double glazed window, and the measurements exclude a double door, built-in cupboard with cupboard above to full height.



BEDROOM THREE - FRONT

10'5" max x 6'1" max incl. bulkhead with single panel radiator and double glazed window. (The measurements include the space taken by an over bulkhead wardrobe with hanging rail).

BATHROOM

enjoys a white suite with panelled bath having mixer tap and mixer tap secured adjustable shower, screen, wash hand basin, low-level WC together with heated towel rail and large tiled areas.

OUTSIDE

TO THE FRONT OF THE PROPERTY

there is a neat driveway providing parking with perimeter borders at the side stocked with shrubs.

LARGER THAN AVERAGE SINGLE GARAGE

with plumbing for washing machine, up and over door, electric light and power. Access to an under eaves storage area and window and door to the rear patio.





ATTRACTIVE REAR GARDEN

enjoys a large patio area adjoining the property with shaped lawn and beyond having perimeter borders stocked with shrubs and plants and further area laid to slate chippings.

GENERAL INFORMATION

The property is freehold and all main services are connected.





6 Saumur Way, Warwick, CV34 6LH



Ground Floor

Approx. 54.2 sq. metres (583.4 sq. feet)



First Floor

Approx. 37.0 sq. metres (397.8 sq. feet)



Total area: approx. 91.2 sq. metres (981.3 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		
(81-91) B		
(69-80) C		
(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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