







Well presented, three bed semi

Linden Close
Woodloes Park
Warwick
CV34 5RF

MARGETTS
ESTABLISHED 1806

Guide Price £340,000

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A delightful and well presented, modern, mock Georgian, three-bedroom, semi-detached home forming part of a highly desirable and popular location. The property benefits from double glazing, off-road parking, garage/utility, charming rear garden, refitted kitchen and bathroom. Viewing is warmly recommended at the earliest.

Canopy porch and front door opens into the

ENTRANCE VESTIBULE
with single panel radiator and double glazed window.

LOUNGE - FRONT
14'4" x 11'11" max
with beautiful wood-effect flooring, mock Georgian double glazed window to the front, double panel radiator, single panel radiator and coved ceiling.

FULL-WIDTH DINING KITCHEN
14'11" x 10'5"
with attractive, refitted roll edge work surfacing incorporating a four ring gas hob and single drainer stainless steel sink unit with mixer tap. Base units beneath incorporating the integrated slimline dishwasher and the Bosch electric oven, and integrated fridge. Range of wall cupboards and cooker hood, top glazed window and French doors to the rear garden and door opening to a large understairs shelved pantry cupboard. Door to garage.

Staircase from the reception hall proceeds to the first floor landing with obscured double glazed window to the side. Off the landing there is a linen cupboard housing the Vaillant gas fired combination central heating boiler and gives access to the roof space.

BEDROOM ONE - FRONT
12'7" x 8'10"
with Georgian style double glazed front window, single panel radiator, dado rail and coved ceiling.

BEDROOM TWO - REAR
12'2" max x 8'9" max
with double glazed rear window, radiator, dado rail and coved ceiling.

BEDROOM THREE - FRONT
8'11" inc bulkhead x 5'11" inc. bulkhead
with single panel radiator, mock Georgian double glazed window.
(Please note the measurements include the overstairs bulkhead).







REFITTED BATHROOM

has a white suite with "P" shaped bath with mixer tap and Mira adjustable shower over, wash hand basin with mixer tap and drawer beneath, low-level WC with concealed cistern, obscured double glazed window, extractor fan, tiled floor, tiled walls and heated towel rail.

OUTSIDE

TO THE FRONT OF THE PROPERTY

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

SINGLE GARAGE

which has been split approximately 2/3 to a third to create a utility area.

PART SINGLE GARAGE

10'9" x 7'10"
with double glazed personal door back into the kitchen and door through to the



UTILITY AREA

8'2" x 7'1"

with sink unit and cupboard beneath and space to the side for washing machine, further work surfacing with cupboard beneath and eye level wall cupboards. Double glazed door to the rear garden.

REAR GARDEN

The rear garden enjoys a good degree of privacy, with two patio areas and shaped lawn. Greenhouse and timber garden shed.

GENERAL INFORMATION

The property is freehold and all mains services are connected.







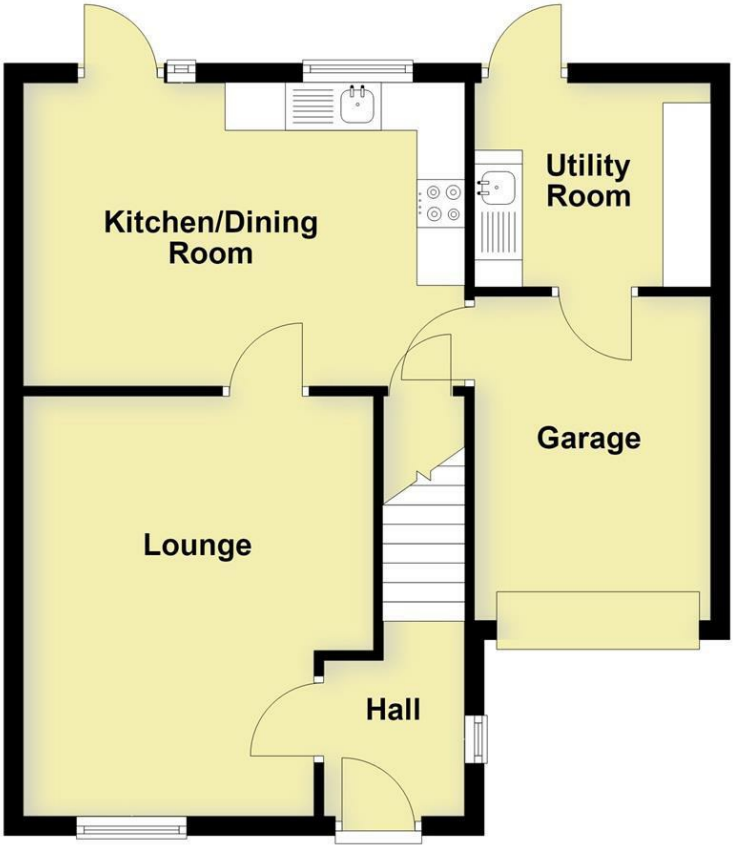


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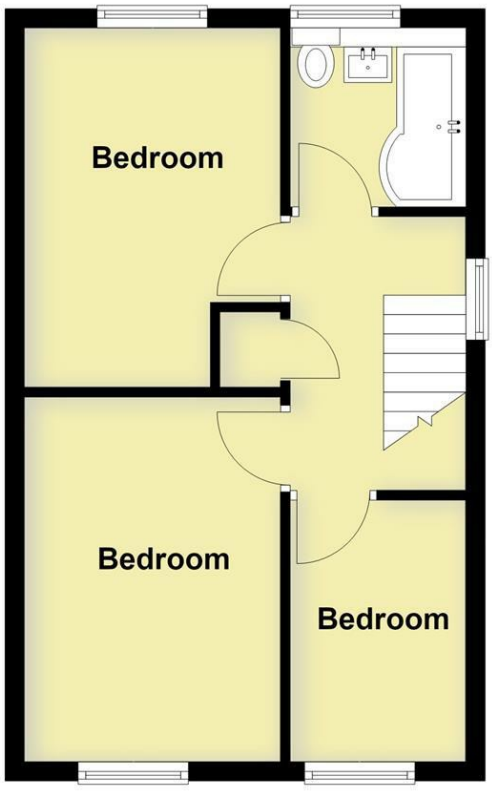
Ground Floor

Approx. 49.7 sq. metres (534.5 sq. feet)



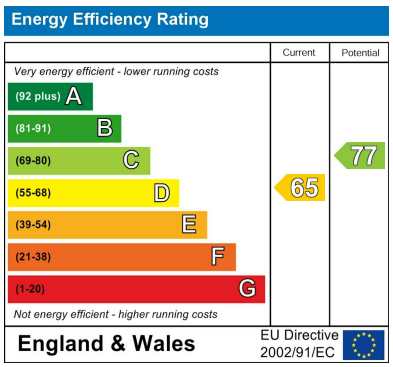
First Floor

Approx. 35.3 sq. metres (379.6 sq. feet)



Total area: approx. 84.9 sq. metres (914.1 sq. feet)

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



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