



Superbly presented 4/5 bed semi

**36 Leyfields Crescent
Warwick
CV34 6BA**


MARGETTS
ESTABLISHED 1806

Price Guide £435,000

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A well presented four/five bedroom, extended, semi-detached family home offered with gardens, garage and carport. Leyfields Crescent borders the Castle Estate and enjoys easy access into Warwick town centre, A46, M40 and Warwick Parkway station. NO CHAIN.

CANOPY PORCH

with double glazed front door and matching side window opens into the

RECEPTION HALL

with radiator.

CLOAKROOM

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

LOUNGE

13'8" max x 13'10"

with large double fronted window, fire setting with gas coal effect fire, wiring for wall lights and double opening doors lead through to the

OPEN PLAN KITCHEN/DINER

This open plan room was formally two separate rooms.

DINING AREA

10'2" x 10'7"

with radiator and doors leading to the patio garden.

KITCHEN AREA

13'2" x 9'2"

with roll edge butcher's block style work surfacing incorporating a four ring gas hob and one and a quarter bowl, single drainer sink unit with mixer tap. Range of units beneath incorporating the integrated washing machine and refrigerator, tall larder cupboards with pull-out spice rack, and electric double oven and cupboard below, tiled floor, double panel radiator, rear window and double glazed door to the side.

Staircase proceeds from the reception hall to the

FIRST FLOOR LANDING

with obscured double glazed window to the side.

FAMILY BATHROOM

with "P" shaped bath having adjustable shower and screen, wash hand basin with mixer tap, door opening to an airing cupboard with slatted wood shelving and insulated hot water tank.

SEPARATE WC

with double glazed window.

BEDROOM ONE - REAR

12'4" into wardrobes x 12'0" into bay

the room has a bay window, radiator, and six door range of fitted wardrobes.



BEDROOM TWO - FRONT

12'10" x 10'11" excluding door recess
(the measurements exclude door recess and include a double door fitted wardrobe) with radiator and double glazed window.

BEDROOM 5/STUDY

8'10" x 6'5"
with radiator and double glazed window.

Staircase proceeds from the first floor landing up to the second floor.





BEDROOM THREE - REAR

19'3" x 7'9" max reducing to 5'11"

with two double glazed windows affording attractive rooftop views and beyond, radiator and three door range of fitted wardrobes. (Please note the measurements include the wardrobes).

BEDROOM FOUR - FRONT

14'2" max x 8'4" reducing to approx 3'11"

(4.34m maximum including wardrobes by 2.56m maximum excluding the door recess reducing to approx 1.2m at shoulder height for a 6ft person). The room Includes a double wardrobe, radiator and double glazed Velux roof lights.



OUTSIDE

TO THE FRONT OF THE PROPERTY

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

A LARGE COVERED CARPORT

SINGLE GARAGE

with up and over door, electric light, power and personal door into the rear garden.

REAR GARDEN

offers a good degree of privacy due to the bungalows at the rear and has a shaped lawn.



GENERAL INFORMATION

The property is freehold and all main services are connected.





36 Leyfields Crescent, Warwick, CV34 6BA



Ground Floor

Approx. 48.8 sq. metres (525.2 sq. feet)



First Floor

Approx. 46.0 sq. metres (494.9 sq. feet)



Second Floor

Approx. 28.3 sq. metres (304.6 sq. feet)



Total area: approx. 123.1 sq. metres (1324.8 sq. feet)

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

The total area does not include the Garage

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

CONTACT

12 High Street
Warwick
Warwickshire
CV34 4AP

E: sales@margetts.co.uk

T: 01926 496262

www.margetts.co.uk


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