



Extended, four bed, detached

33 Lodge Crescent
Warwick
CV34 6BB


MARGETTS
ESTABLISHED 1806

Price Guide £650,000

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***** SOLD STC *** SIMILAR
NEEDED ***** A very rare catch
indeed! With huge rear corner
garden, and delightful view to
the front over the central green.
This substantially extended four
bedroom, detached family
home offers particularly
impressive, extended ground
floor accommodation making
the property an ideal family
home, boasting solar panels
and charming gardens. Viewing
is highly recommended.

LARGE ENTRANCE PORCH

with double glazed windows and door and cloaks cupboard.

RECEPTION HALL

with under stairs storage cupboard.

CLOAKROOM

with low-level WC, wash handbasin with cupboard beneath and mixer tap and obscured double glazed window.

IMPRESSIVE THROUGH LOUNGE

23'10" x 12'11"

with double glazed front window, double glazed sliding rear patio doors, fire setting with multi burner fitted, coved ceiling, wiring for three wall lights, and returned door to the

EXTENDED DINING ROOM

19'3" x 10'0" max down to 8'9"

with coved ceiling and double glazed windows.

LARGE STUDY

14'4" x 7'10"

with coved ceiling, double glazed window and double glazed sliding patio doors.

EXTENDED, REFITTED BREAKFAST KITCHEN

23'11" x 8'11" + 2'11" x 5'1"

with refitted kitchen units incorporating modern work surfacing with one and a quarter single drainer Franke sink with omni 4 in 1 boiling water system/tap, and five ring gas hob with cooker hood over. Comprehensive range of base units giving space and plumbing for dishwasher., integrated fridge. Range of eyelevel wall cupboards, two larger cupboards incorporating the Neff slide and hide electric oven with warming drawer/slow cooker under. Tiled floor, coved ceiling, large double glazed skylight, and the dining area enjoys a large double glazed picture window with double glazed French doors opening onto the patio, wiring for three wall lights, and electric underfloor heating, cupboard housing the gas fired, warm air central heating boiler.

UTILITY ROOM

9'9" x 7'3"

with "L" shaped run of work surfacing incorporating a one and a quarter bowl, single drainer sink unit with mixer tap. Space and plumbing for washing machine, range of wall cupboards, tiled floor, double glazed window and door to the rear garden.

LARGE CLOAKS CUPBOARD

FURTHER DOWNSTAIRS WC

with wash hand basin with cupboard beneath, mixer tap and heated towel rail.

Door to the double garage.



Staircase from the reception hall proceeds up to the first floor landing with access to the roof space and airing cupboard with slatted wood shelving and insulated hot water cylinder.

BEDROOM ONE - REAR

12'2" x 11'1"

with window to rear, wiring for two wall lights, fitted wardrobes and concealed door opening into the

ENSUITE SHOWER ROOM

with shower cubicle, low-level WC, heated towel rail and wash handbasin with cupboard beneath. Please note there is double opening doors from bedroom one into bedroom four which is currently used as a dressing room.



BEDROOM TWO - FRONT

12'11" x 8'10"

with a window affording views across the central green to the front, wardrobes fitted to either side of the bed recess with eyelevel wall cupboards above and concealed lighting, wash hand basin with cupboard beneath and shelving over.



BEDROOM THREE - FRONT

11'4" x 9'3"

Enjoying a delightful dual aspect with double glazed windows and the dimensions exclude a double door built-in wardrobe.

BEDROOM FOUR - REAR

9'4" x 9'8"

with triple door fitted wardrobe, and double glazed door and window opening to the

LARGE BALCONY

with decking and delightful views across the rear garden and beyond.



FAMILY BATHROOM

has a panelled Whirlpool bath with mixer tap and shower attachment over, wash hand basin with mixer tap and cupboard beneath, low-level WC with concealed cistern, full height tiling on all walls and downlights.

OUTSIDE

TO THE FRONT OF THE PROPERTY/PARKING

there is a driveway providing parking and giving access to a

DOUBLE GARAGE

with up and over doors, electric light and power and personal door into the utility room.



THE DELIGHTFUL REAR GARDEN

IS A SIGHT TO BEHOLD! Beautifully established with mature trees, shrubs and lawn, the garden enjoys a large patio area adjoining the property and further patio adjoining the

SUBSTANTIAL TIMBER SUMMER HOUSE

with electric lights and power.

SMALL WORKSHOP

10'0" x 7'2"

adjoins the garage and utility room.

TWO LOG STORES AND GREENHOUSE

The garden also provides two log stores and two greenhouses.



GENERAL INFORMATION

The property enjoys solar panels.

The property also has gas warm air heating.

New felt and roof tiles installed in 2024.

We understand the property is freehold and all main services are connected.



33 Lodge Crescent, Warwick, CV34 6BB



Ground Floor

Approx. 133.5 sq. metres (1437.4 sq. feet)



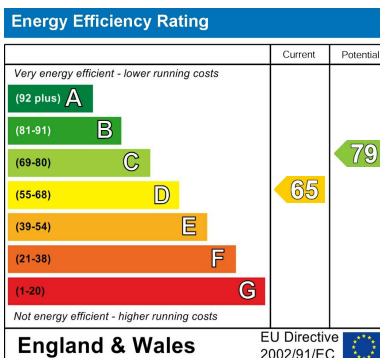
First Floor

Approx. 60.9 sq. metres (655.4 sq. feet)



Total area: approx. 194.4 sq. metres (2092.7 sq. feet)

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



CONTACT

12 High Street
Warwick
Warwickshire
CV34 4AP

E: sales@margetts.co.uk

T: 01926 496262

www.margetts.co.uk

