

Spacious, three bedroom, semi

65 Foxes Way  
Warwick  
CV34 6AY



MARGETTS  
ESTABLISHED 1806

Price Guide £395,000

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Extremely roomy, garage's together, three double bedroom, semi-detached family home boasting a newly refitted kitchen, ensuite shower room, plenty of off-road parking and delightful rear garden. The property is offered with NO UPWARD CHAIN and enjoys double glazing, gas central heating and an electric car charger point.

Double glazed front door opens into the

#### RECEPTION HALL

with obscured double glazed window, radiator, cloaks cupboard and large under stairs storage cupboard.

#### FULL WIDTH LOUNGE/DINING ROOM

22'10" max x 11'7" max reducing to 9'10"  
with open fire setting, two large double glazed picture windows with double glazed French door to the rear garden, radiators, and square archway leading through to the

#### NEWLY REAPPOINTED FITTED KITCHEN

12'9" x 7'9"

with stone work surfacing and matching up stands, incorporating single bowl sink unit with mixer tap and range of drawers and base units beneath with integrated Bosch full-sized dishwasher and space and plumbing for washing machine. Range of eye level wall cupboards with under unit lighting, cooker hood, recess for cooker with gas point, larder cupboard housing the Baxi gas fired central heating boiler. Double glazed window to the front and double glazed door to the side.

Staircase from the reception hall proceeds to a half landing with full height double glazed sliding patio doors opening onto the

#### SUN BALCONY

#### FIRST FLOOR LANDING

with access to the roof space.

#### FOUR PIECE FAMILY BATHROOM

enjoys an antique style tub bath with mixer tap and handheld shower attachment, large shower cubicle with rain shower and adjustable shower attachment, low-level WC, wash hand basin with mixer tap and double door cupboard beneath, radiator and obscured double glazed window.

#### BEDROOM ONE - REAR

11'9" x 11'0"

with radiator, double glazed window affording views across the garden and the bungalow roof rooftops beyond over towards the Castle Estate and door opening to

#### ENSUITE SHOWER ROOM

with fully tiled shower cubicle with adjustable shower, wash hand basin with mixer tap, low-level WC, towel rail and obscured double glazed window.



### **BEDROOM TWO - REAR**

11'5" x 11'8"

with double glazed window and radiator. This is actually the largest bedroom and again enjoys a delightful rear aspect.

### **BEDROOM THREE - FRONT (DOUBLE)**

11'1" x 7'11"

with radiator and large double glazed window.

### **OUTSIDE**

#### **TO THE FRONT OF THE PROPERTY/PARKING**

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

#### **SINGLE GARAGE**

with electric light and power.

#### **SIDE PATH**

with gate and cold water tap.



### REAR GARDEN

has a blocked paved patio area with shaped lawn and beyond having ornamental garden pond and perimeter borders stocked with shrubs and plants. At the bottom of the garden is a GREENHOUSE and NEWLY INSTALLED LARGE TIMBER GARDEN SHED and raised vegetable and flower beds.

### GENERAL INFORMATION

The property is freehold and all mains services are connected.





**65 Foxes Way, Warwick, CV34 6AY**



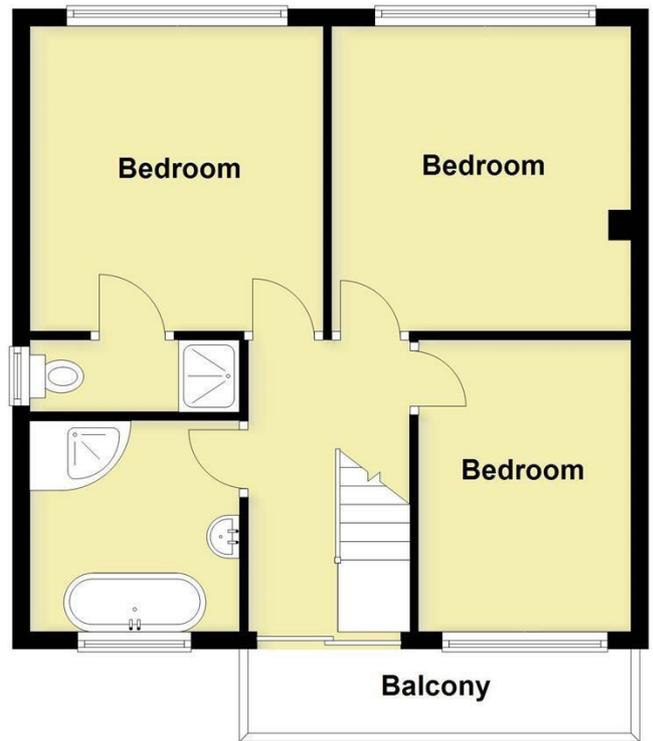
## Ground Floor

Approx. 54.1 sq. metres (582.0 sq. feet)



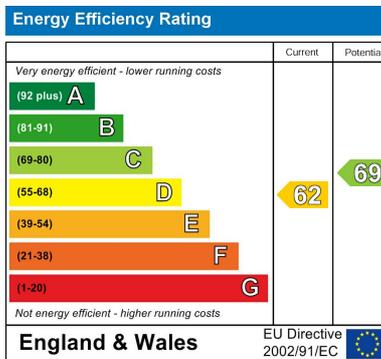
## First Floor

Approx. 48.9 sq. metres (526.0 sq. feet)



Total area: approx. 102.9 sq. metres (1107.9 sq. feet)

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



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