



**Extended 3 - 4 bed semi-detached**

**65 Cliffe Way  
Warwick  
CV34 5JG**



**MARGETTS**  
ESTABLISHED 1806

**Price Guide £425,000**



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## Price Guide £425,000

An extended and superbly located three or four bedroom, semi-detached family home positioned in a highly sought after residential location with extended accommodation providing a fourth bedroom or office on the ground floor if desired. The property also benefits from a cloakroom, landscaped gardens and off-road parking. Offered with no upward chain. Viewing highly recommended.

Double glazed front door opens into storm porch.

### WIDE RECEPTION HALL

with under stairs storage cupboard and double panel radiator.

### THROUGH LOUNGE/DINING ROOM

26'4" max x 12'4" max

with double glazed window to the front, radiators, open fire setting with tiled hearth and brick surround, and double glazed French door with matching side windows to the rear patio garden.

### REFITTED KITCHEN

9'4" x 8'7"

with tiled floor, contemporary slim grey work surfacing extending around the room incorporating a one and a quarter bowl single drainer sink with mixer tap and a range of base units beneath. The base units have space for the slimline dishwasher, washing machine and undercounter fridge/freezer. Further work surfaces incorporating the Bosch electric hob and electric oven under, with cupboards and cooker hood above. Further range of eye level wall cupboards incorporating the microwave.

### SIDE PORCH

with tiled floor and double glazed door to the front.

### CLOAKROOM

with re-fitted suite having low level WC, wash hand basin with mixer tap, radiator, tiled floor, shaver point with light and obscured double glazed window.

### EXTENSION - BED FOUR/OFFICE/DINER

10'3" reducing to 7'10" x 11'0"

a flexible room with double glazed window overlooking the rear garden, double glazed French door with matching side window to the side patio, and radiator.

Staircase from the reception hall proceeds to the

### FIRST FLOOR LANDING

with double glazed window to the side and access to the roof space. Off the landing there is an airing cupboard housing the recently installed Vaillant gas fired central heating combination boiler.



#### **BEDROOM ONE - FRONT**

13'8" into bay x 11'0"  
with double glazed window and double panel radiator.

#### **BEDROOM TWO - REAR**

13'0" max x 10'10" max  
with double glazed window to the rear and single panel radiator.

#### **BEDROOM THREE - FRONT**

10'10" max red to 6'10" x 8'10" max  
This shows the size of this property, as this is typically much larger than the average third bedroom, with radiator and double glazed window. (The measurements include an area taken by the over stairs bulkhead).





### BATHROOM

has been refurbished and is now a quality shower room with large double walk-in shower cubicle with adjustable shower, wash hand basin set in vanity unit with cupboards beneath, concealed cistern and low-level WC.

### OUTSIDE

#### FRONT GARDEN AND PARKING

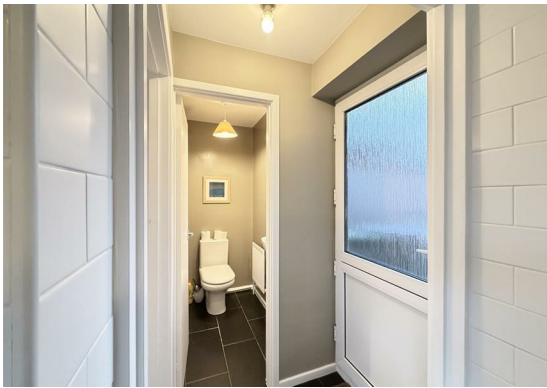
To the front of the property, there is a driveway providing parking with shaped lawn having an established tree giving access to the front of the property.

#### TO THE REAR OF THE PROPERTY

there is a landscaped terraced garden. The garden enjoys a patio area adjacent to the house with steps leading up to a further shaped lawn with perimeter borders set behind brick walls. Further steps then lead up to a further lawned area with perimeter borders and small garden shed.

#### GENERAL INFORMATION

The property is freehold and all mains services are connected.







**65 Cliffe Way, Warwick, CV34 5JG**



## Ground Floor

Approx. 58.9 sq. metres (633.6 sq. feet)



## First Floor

Approx. 46.8 sq. metres (504.0 sq. feet)



Total area: approx. 105.7 sq. metres (1137.7 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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