



4 Bed Detached House

3 Daly Avenue
Hampton Magna
Warwick
CV35 8SE


MARGETTS
ESTABLISHED 1806

Offers Over £400,000

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UNDER OFFER... A superbly presented, substantially extended five bedroom, detached, family home set in a popular village, offering flexible accommodation which internal viewing is warmly recommended. With up to 5 bedrooms, this family home offers space for home working, if desired, or three reception areas and four first floor bedrooms. Single garage and gas central heating.

Double glazed front door opens into a

LARGE RECEPTION PORCH

with engineered oak flooring.

Further front door opens into

RECEPTION HALL

with engineered oak flooring and door to garage.

EXTENDED BREAKFAST KITCHEN

17'6" x 7'10"

with extensive roll edge work surfacing extending around the room incorporating a one and a quarter single drainer, stainless steel sink with mixer tap and comprehensive range of base units and drawers beneath leaving space and plumbing for both washing machine and full-size dishwasher. There is space also for tumble dryer and large recess for a range cooker with cooker hood over. Range of eyelevel wall cupboards with under unit lighting, and further work surfacing with base units and large breakfast bar area with radiator and eyelevel wall cupboards above. Tiled floor, downlighters, double glazed front window, and single glazed door to the side.

DINING ROOM

14'10" x 10'3"

with radiator, coved ceiling, double glazed window and archway through to the

OPEN PLAN LOUNGE

14'1" x 10'11" max

with double panel radiator, coved ceiling, wiring for wall lights, and feature central fire setting with inset gas coal effect fire, hearth and surround. Double glazed patio doors and side window opening to the rear garden.

Door from the dining room leads through to

BEDROOM 5/FAMILY ROOM/HOME OFFICE

15'5" x 7'11" excl' deep door recess

with laminate flooring, the room also features radiator, double glazed French doors, window and coved ceiling.



CLOAKROOM

WC with wash hand basin, splash backs, downlighters, radiator and extractor fan.

Staircase from the reception hall leads to the first floor landing with access to the roof space. Off the landing there is a linen cupboard with slatted wood shelving.

BEDROOM ONE - REAR

15'5" x 7'10"

forming part of the extension, this delightful room has dual aspect double glazed windows, coved ceiling and radiator.

BEDROOM FOUR

8'9" max red' to 5'9" x 8'5"

with double glazed window, double panel radiator and coved ceiling. (Potentially as this room is in between bedrooms one and three it could either be an ensuite to bedroom two or knocked into bedroom three, subject of course to building regulations approval).





BEDROOM THREE

8'3" x 8'2"

with double glazed window to the front, radiator, and coved ceiling.

BEDROOM TWO

11'1" x 8'11" excluding wardrobes

with double glazed window, radiator and coved ceiling and the measurements exclude two double fitted wardrobes with hanging rails and shelves.

FAMILY BATHROOM

has been converted to a luxury shower room with large walk-in shower cubicle with adjustable shower and further rain shower over, wash hand basin with mixer tap and drawers beneath, low-level WC, tiled floor, tiled/panelled walls and electric underfloor heating.

OUTSIDE

To the front of the property there is a neatly lawned fore garden with paved path leading to the front door and gravel driveway to the side which gives access to

SINGLE GARAGE

16'1" x 8'3" max reducing to 7'9"

with an electrically operated roller up and over door, electric light, power and Baxi gas fired central heating boiler.

REAR GARDEN

has a central shaped lawn with paved patio, elevated timber decking area and large timber garden shed.

GENERAL INFORMATION

The property is freehold and all main services are connected.





3 Daly Avenue, Hampton Magna, Warwick, CV35 8SE



Ground Floor

Approx. 84.6 sq. metres (910.7 sq. feet)



First Floor

Approx. 48.6 sq. metres (523.6 sq. feet)



Total area: approx. 133.3 sq. metres (1434.4 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	80
England & Wales		
	EU Directive 2002/91/EC	

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