



Five bedroom, detached, family home.

**4 Thomas Hardy Way
Chase Meadow
Warwick
CV34 6TQ**


MARGETTS
ESTABLISHED 1806

Price Guide £695,000

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A rare instruction! Occupying a noticeably larger than average corner plot, with wide driveway, double width parking AND huge double garage, this three storey five bedroom detached family home enjoys two ensuite facilities to two bedrooms, stunning open plan living kitchen diner, full-width living room, four further bedroom and stylish, landscaped rear garden. Well worth personal inspection!

Canopy Porch

with steps lead up to the front door which opens into the:

Reception Hall

with tiled floor, understairs storage cupboard, and radiator.

Cloakroom

low level WC, wash hand basin, radiator, and extractor fan.

Full-width sitting room

21'7" x 11'2"

delightful bright and airy room, enjoys dual aspect double glazed windows and the measurements exclude the bay window. Two double panel radiators. Television ariel point.

Full-width living/kitchen/diner

21'8" x 13'3" max' red' to 13'4"

Dining area

has tiled floor, double glazed window to the side, double panel radiator, double glazed French doors with matching side windows opening onto the landscape rear garden.

Kitchen area

enjoys a central island unit with four ring AEG gas hob and cooker hood over, drawers and units beneath and overhang providing a breakfast/dining bar. Further "L" shaped run of work surfacing extending around the room with matching upstands and inset one and a quarter bowl single drainer stainless steel sinking unit with mixer tap, and a comprehensive range of base units beneath incorporating the Bosch full-size dishwasher. Range of wall cupboards with under unit lighting and also housing the Ideal Logic gas fired central heating boiler. Tall bank of ladder units incorporating the fridge and separate freezer, and the AEG Competence double oven and grill. Tiled floor and downlights, double glazed window overlooking the rear garden.

Utility room

6'4" x 6'8"

with work surface having single drainer sink with mixer tap, base unit beneath, space and plumbing for washing machine under, tiled floor, double glazed door to the side of the property.

Landing

Stairs from the Reception Hall proceeds to the first floor landing.

Family Bathroom

has a white suite with panelled bath having mixer tap, wash hand basin with mixer tap, low level WC, heated towel rail, tiled splashbacks, tiled floor, extractor fan, downlights and obscure double glazed window.

Bedroom two

12'2" x 8'8" excluding deep door recess

with double glazed window and radiator.



Ensuite showroom

has a white suite with fully tiled shower cubicle, low level WC, wash hand basin with mixer tap, heated towel rail, large tiled areas and tiled floor. Downlights and extractor fan.

Bedroom three - front

11'7" excluding bay by 9'2" delightful corner room, with dual aspect double glazed windows, double panel radiator.

Bedroom four - rear

12'1" max' by 8'7" max' corner room with radiator and dual aspect double glazed windows.

Bedroom five - rear

9'4" x 8'6" max' red' to 6'5" with double glazed window and radiator. Measurements exclude wardrobe recess.





Huge master bedroom

16'11" x 11'10" and 13'1" x 5'5"

Some measurements are partly under the eaves, For a 6 foot height person the shoulder height reduces in the main bedroom to 3.95m (12'11") and in the dressing area to 1.67m (5'5").

Dressing area

with double glazed roof light, and two double door fitted wardrobes with hanging rails and shelves. Radiator.

Roomy four piece ensuite bathroom

has a white suite with panel bath having mixer tap, low-level WC, wash hand basin with mixer tap, large walk-in shower cubicle with adjustable shower and rain shower over. Large tiled areas and tiled floor, downlights, two obscured double glazed windows.



Outside

Number four enjoys a prominent corner plot and therefore has a wide double width driveway providing parking for a number of vehicles and giving access to a large detached double garage.

Large detached double garage

19'9" x 19'6"

with 2 up-and-over garage doors, electric light and power and personal door into the landscape rear garden.



The rear garden

which is partly walled, has been landscaped by the present owners and now offers a charming layout with three patio areas for catching the Sun at various times in the day. Together with central shaped lawn and raised flower bed. Timber Pergola, pathway leading to the front of the property. A beautiful garden!

GENERAL INFORMATION

The property is freehold

All mains services are connected

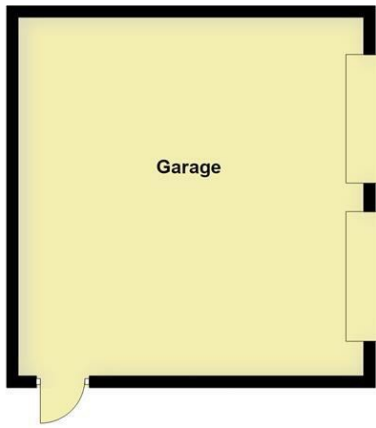
Please note, there is a vehicle right of access across the drive, to the property next door.



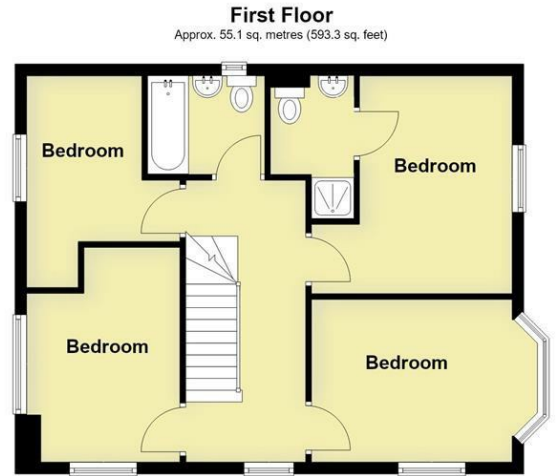


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Ground Floor
Approx. 64.7 sq. metres (696.5 sq. feet)
(excluding Garage)

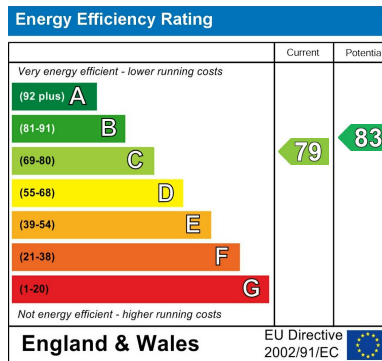


First Floor
Approx. 55.1 sq. metres (593.3 sq. feet)



Second Floor
Approx. 44.5 sq. metres (479.2 sq. feet)

Total area: approx. 164.3 sq. metres (1769.0 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact



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