



Detached Four Bed Home

7 Marten Close
Hampton Magna
Warwick
CV35 8UD


MARGETTS
ESTABLISHED 1806

Price Guide £410,000

7 Marten Close
Hampton Magna
Warwick
CV35 8UD



Price Guide £410,000

Absolutely delightful! Substantially extended on both floors, this detached family residents now provides four handsome bedrooms. The extended ground floor accommodation offers a beautiful living room with large ceiling skylight, bifold doors open onto the garden with home office! Superbly presented throughout and viewing is highly recommended. End of cul-de-sac setting.

Entrance Hall

Double glazed front door opens into the extended Reception Hall with double glazed windows, laminate flooring and single panel radiator.

Cloakroom

with low-level WC, wash hand basin with mixer tap and drawers beneath, radiator, downlighters, and double glazed window.

Utility Room

7'10" m x 4'1" m

with work surfacing, base units and double door eyelevel wall cupboard, heated towel rail, extractor fan, downlighters and door to the garage.

Fitted Kitchen

11'3" m x 8'0" m

with dark square edge work surfacing extending around the room incorporating a one and quarter bowl sink unit with mixer tap and a four ring gas hob, base units beneath include the Bosch double oven and leaves space and plumbing for washing machine. Breakfast bar, range of eye-level wall cupboards with with under unit lighting and additional illuminated glazed display cabinet. Double glazed window to the front. Larder cupboard with drawers. Square arch opens through to the

Dining Room

10'3" m x 7'10" m

with double glazed patio doors to the rear garden, tall double panel radiator and sliding door through to the

Impressive Extended Lounge/Dining Room

18'7" m x 14'8" m max' red' to 14'0" m

This room has been thoughtfully extended, with large double glazed ceiling roof light, and sliding bifold patio doors, it has downlighters, two tall double panel radiators and return door to the Reception Hall.

Staircase & Landing

Staircase from the Reception Hall leads to the First Floor Landing with access to the roof space.

Bedroom One - Front

14'7" m x 11'2" m maximum

Double glazed window, radiator, and downlighters.

Bedroom Two - Rear

13'11" m max' by 11'3" m max' reducing to 8'0"

This bedroom was the master bedroom prior to the extension, and has a double glazed window to the rear and radiator.



Bedroom Three - Rear

11'4" m x 8'8" m
with double glazed windows to two aspects. Radiator.

Bedroom Four - Side

8'4" m x 8'2" m
with radiator, laminate flooring and double glazed window.

Refurbished Family Bathroom

has a white suite with panelled bath having adjustable shower over, wash hand basin with mixer tap set in vanity cupboard, low-level WC. shaver point, extractor fan, large tiled areas, tiled floor and heated towel rail.



OUTSIDE

The property noticeably occupies a delightful position at the end of a cul-de-sac setting with off road parking and access to a

Single Garage

with electric lighting, power and personal door into the utility room.



REAR GARDEN

The delightful garden is mainly laid to lawn with decked patio adjoining the property and perimeter borders. The garden enjoys a good degree of privacy with established tree.

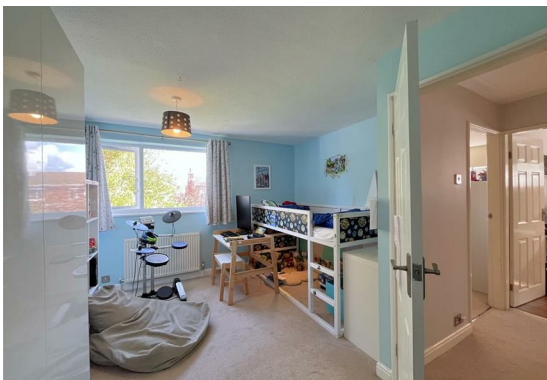
HOME OFFICE

6'11" m x 6'11"

Charming home office with double glazed windows, patio doors, wood effect flooring, electric lights and power.

GENERAL INFORMATION

Property is freehold and all main services are connected.



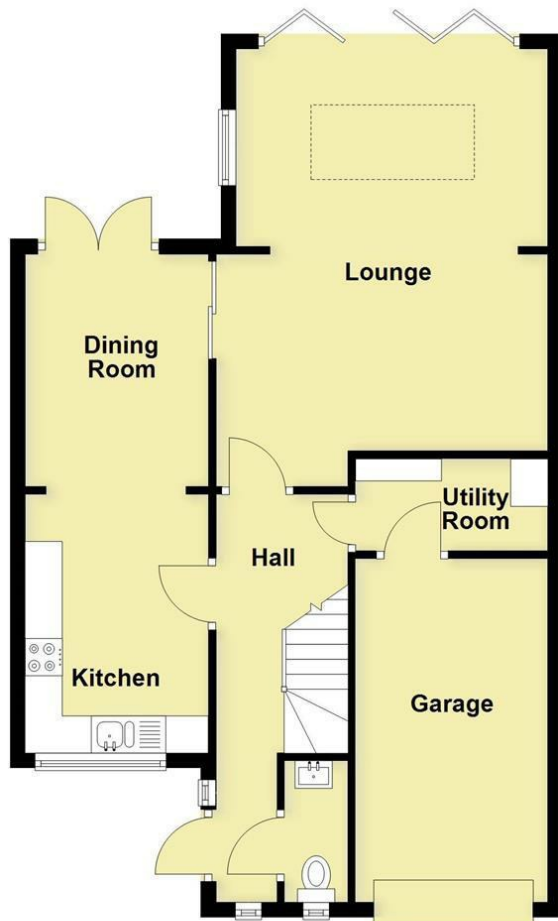


7 Marten Close, Hampton Magna, Warwick, CV35 8UD



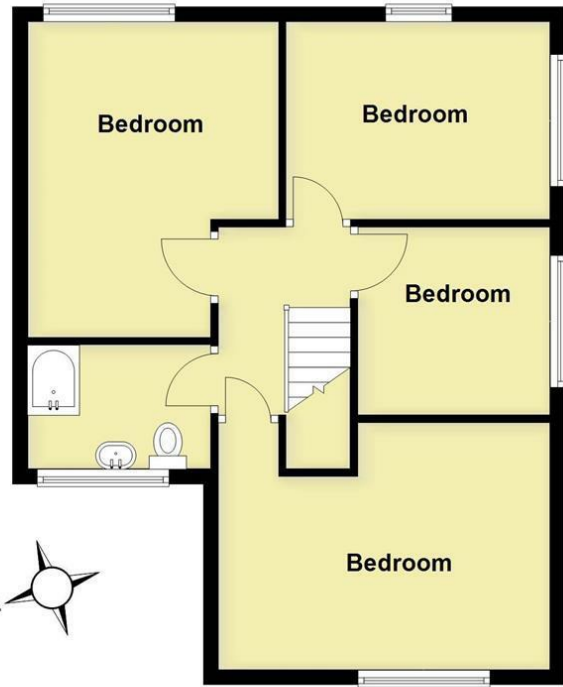
Ground Floor

Approx. 67.5 sq. metres (726.3 sq. feet)



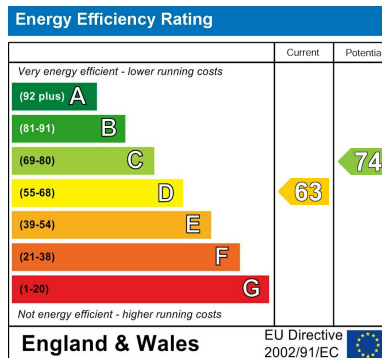
First Floor

Approx. 54.2 sq. metres (583.2 sq. feet)



Total area: approx. 121.7 sq. metres (1309.5 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

