



Detached 4 bed family home

25 Ridgeley Close
Woodloes Park
Warwick
CV34 5FD


MARGETTS
ESTABLISHED 1806

Price Guide £475,000

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Set in a superb cul-de-sac position on this sought-after development, this impressive family home was built by Monsell Youell to their largest design. The property has since been extended and offers four generous bedrooms, ensuite shower room and extended ground floor accommodation with study, cloaks/utility and shower room. The property benefits from being on a corner plot with garage. Viewing is warmly recommended. No chain.

Canopy with double glazed front door and matching side window opens into the

RECEPTION HALL

with wood effect flooring and under stairs storage cupboard, double panel radiator.

STUDY - FRONT

7'4" x 7'5"

with oak effect flooring, radiator and double glazed window.

UTILITY ROOM

8'4" x 3'1"

with tiled floor, plumbing for washing machine and double glazed window. Door to

CLOAKROOM & SHOWER

with low level WC, wash hand basin, fully tiled shower cubicle, tiled splashback areas and obscured double glazed window.

BREAKFAST KITCHEN

15'4" x 9'9"

with wood effect work surfacing incorporating a one and a quarter bowl, single drainer, stainless steel sink with mixer tap and base unit beneath, space and plumbing suitable for dishwasher. Further range of worktop with a four ring Zanussi electric hob, base units beneath, large cupboard incorporating the the Zanussi electric double oven. Eye level wall cupboards and cooker hood, double glazed windows, wood effect flooring and double glazed door to the side.

EXTENDED LOUNGE

16'10" x 14'7"

with double glazed sliding patio doors to rear garden, double glazed window to the side, oak effect flooring, fire setting with hearth inset gas fire and surround.

Archway through to the

DINING ROOM

9'9" x 8'11"

with matching oak effect flooring, and doors opening through to the

CONSERVATORY

11'1" x 8'1"

with double glazed windows and French doors to the rear garden.

Staircase rises from the reception hall to the first floor landing with access to the roof space. There is an airing cupboard with slatted wood shelving and insulated hot water tank.



MASTER BEDROOM - REAR

12'11" excl. wardrobes x 11'8" max
(measurement of 3.57 m maximum reduces to 2.59 m) with double glazed window affording rooftop views beyond, radiator, mirrored built-in wardrobes and oak door to the

ENSUITE SHOWER ROOM

with fully tiled shower cubicle, wash hand basin and low level WC together with large tiled areas, radiator and double glazed window.

BEDROOM TWO - FRONT

14'8" x 9'0" reducing to 8'1"
with double windows to the front, two single panel radiators, and door opening to a single oak door built-in wardrobe. Please note this room includes the bulkhead.

BEDROOM THREE - FRONT

10'9" x 9'10"
with double window and radiator.





BEDROOM FOUR - REAR

9'8" x 8'5"

with double glazed window and single panel radiator.

BEAUTIFULLY RECENTLY REFURBISHED BATHROOM

enjoys a white suite with panelled bath, shower over, wash hand basin with mixer tap and vanity cover beneath, low-level WC, beautiful tiled splashbacks, tiled floor, double glazed window, extractor fan and downlights together with heated towel rail.

OUTSIDE

TO THE FRONT OF THE PROPERTY

to the front, the property enjoys an end of cul-de-sac position with lawned garden having perimeter borders stocked with shrubs. (Plum tree will be removed).

PARKING

Driveway providing parking and giving access to the

ATTACHED SINGLE GARAGE

with up and over door.

THE REAR GARDEN

enjoys a patio adjoining the property with shaped lawn beyond and perimeter borders with shrubs and plants.

GENERAL INFORMATION

The property is freehold.

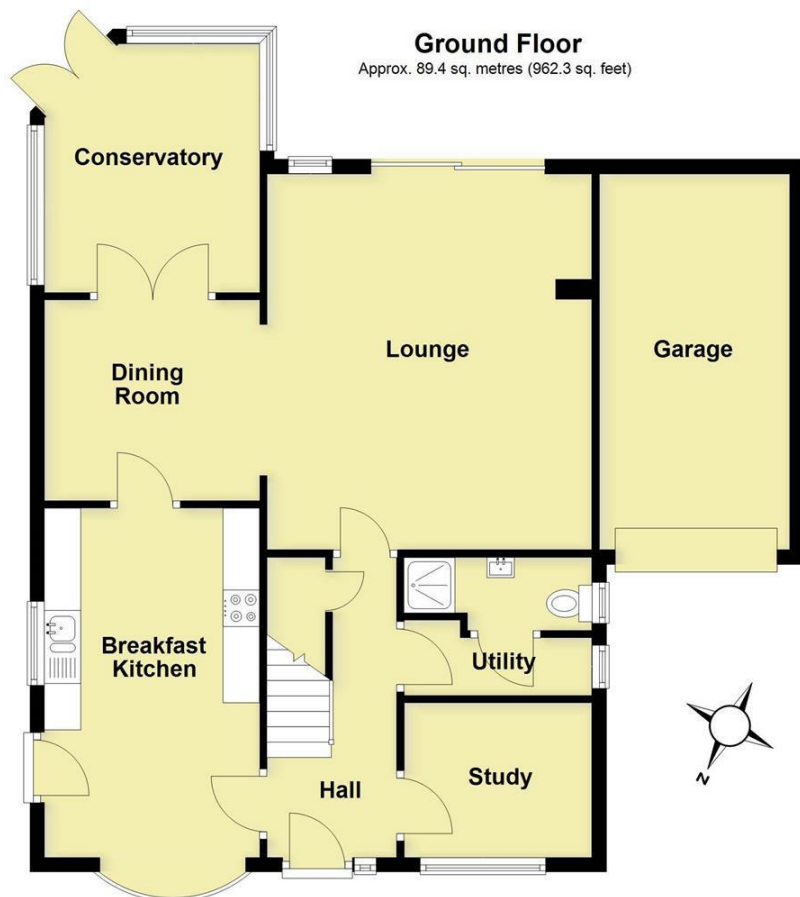
All mains services are connected.





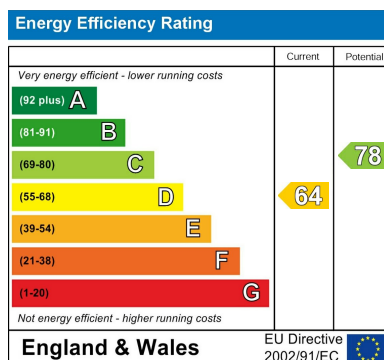
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Total area: approx. 147.9 sq. metres (1592.1 sq. feet)

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



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