

**Detached Bungalow**  
172 Mill Bank  
Warwick  
CV34 5TJ



**MARGETTS**  
ESTABLISHED 1806

**Price Guide £495,000**

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2



2



1



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**STUNNING VIDEO TOUR - A**  
stylishly presented, former  
three bedroom detached  
bungalow occupying a  
considerably larger than  
average plot, nestled at the  
end of a quiet cul-de-sac  
setting. Although presently  
two bedrooms, the property  
has been refurbished and  
adapted and sits amidst  
beautiful gardens with the  
benefit of a very large  
oversized single  
garage/workshop. Subject to  
planning, we think the  
flexible accommodation could  
create more living  
accommodation, if desired.

Double glazed front door opens into the

#### **RECEPTION HALL AREA**

with double glazed full height patio doors, which lead through to the

#### **OPEN PLAN LOUNGE/KITCHEN/DINER**

26'9" x 18'8" max reducing to 13'6"

#### **LOUNGE/DINING AREA**

features an attractive media wall with illuminated display cupboards and recess suitable for TV together with electric flame effect fitted fire. Media cabling included. Timber effect flooring, and double glazed window to the front of the property.

#### **BEAUTIFUL REFITTED KITCHEN AREA**

incorporates quartz topped work surfacing with matching up stands and base units beneath incorporating the five ring gas hob and the electric oven. (range available). Eye level wall cupboards with cooker hood, central island unit topped with quartz work surfacing and providing breakfast bar and units beneath and incorporating the wine chiller. Large full height pantry unit with recess suitable for an American style fridge freezer. Double panel radiator and further radiators, downlighters, two double glazed windows and door to the rear of the property.

#### **INNER HALLWAY**

with a pulldown loft ladder for loft access.

#### **MASTER BEDROOM**

13'4" x 10'9"

with radiator and double glazed window affording views across the rear garden. The measurements include a range of fitted wardrobes and cupboards above the bed recess with double door wardrobe concealing door through to the garage and workshop.

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

12'5" max x 9'2"

with double glazed window to the rear and door opening to a large airing cupboard housing the hot water cylinder.



## STUNNING LUXURY BATHROOM

8'8" m x 6'8"

enjoying a large tub bath with mixer tap and handheld shower attachment, "his" and "her" wash hand basin with mixer taps, set in vanity cupboard with drawers and slatted wood shelving under, heated towel rail, wiring for two wall lights, obscured double glazed window and extractor fan. (Please note prior to its conversion to a bathroom this was bedroom three and Measures 2.65 m x 2.05m).

## OUTSIDE





### FRONT GARDEN AND PARKING

The property is located at the end of a small cul-de-sac setting and the larger than average front garden is beautifully landscaped with an extensive rockery area stocked with shrubs and plants, a central shaped lawn and raised decked patio. The delightful driveway provides parking for a number of vehicles and gives access to the



### OVERSIZED GARAGE AND WORKSHOP

24'6" x 14'7" max reducing to 12'5"

With work benching having drawers and wall mounted Vaillant gas fired heating boiler. Plumbing for washing machine, double glazed windows and door together with pedestrian door at the front and roller garage door. Subject of course to planning and building regulations approval, some of the space may well be able to be accommodated into living accommodation in the property. Please check with an architect or town planner before visiting the property if this is important to you.

### REAR GARDEN

has been landscaped to include patio areas, raised beds, shaped lawns, raised decked patio and greenhouse.

### GENERAL INFORMATION

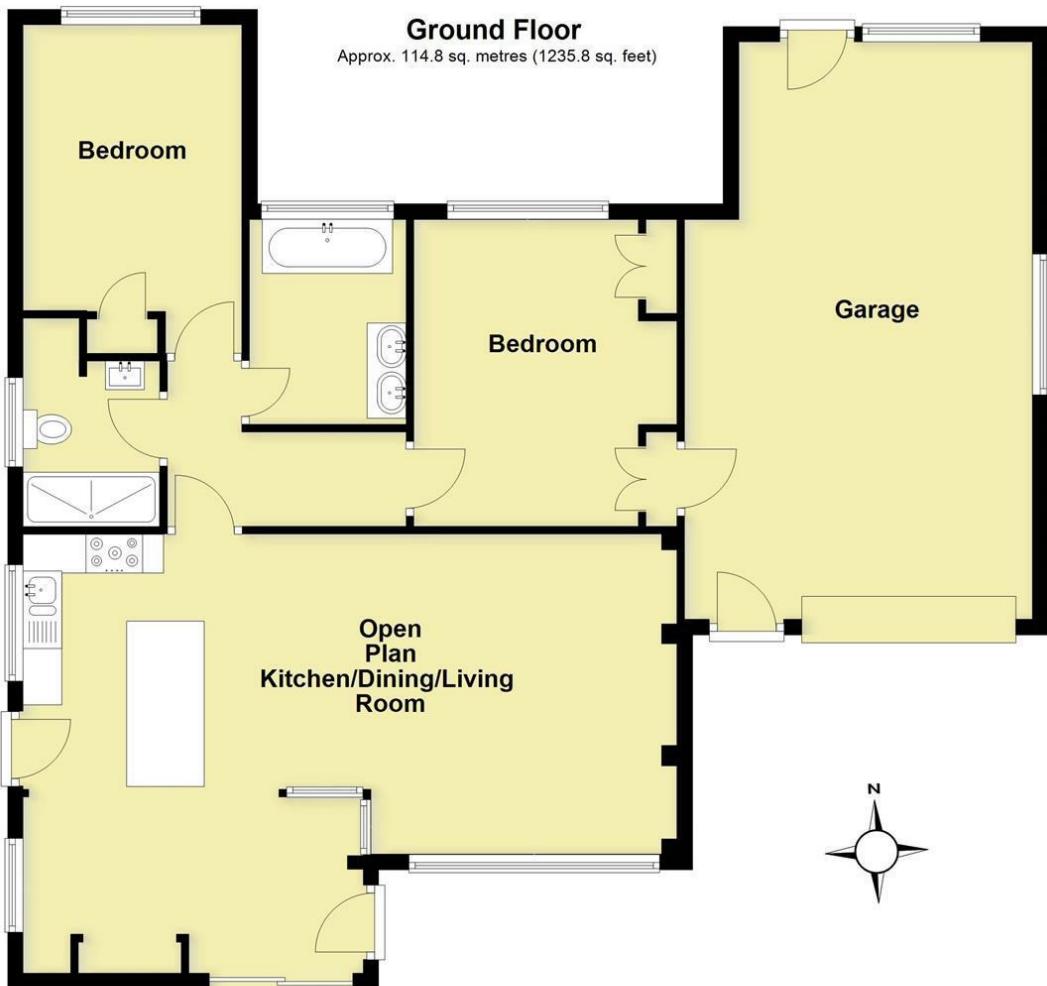
The property is freehold and all mains services are connected.





172 Mill Bank, Warwick, CV34 5TJ





Total area: approx. 114.8 sq. metres (1235.8 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		80
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## CONTACT

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