

**Spectacular 5 bed home**  
 12 Weale Grove  
 Woodloes Park  
 Warwick  
 CV34 5YW

  
**MARGETTS**  
 ESTABLISHED 1806

**Offers Over £425,000**



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## Offers Over £425,000

\*\*\*PLEASE CALL THE OFFICE TO BOOK YOUR SLOT AT THE OPEN HOUSE - 9.30AM TO 11.15AM ON SATURDAY 7TH FEBRUARY\*\*\* A spectacular, considerably extended, and beautifully presented four or five bedroom, semi-detached family home in popular cul-de-sac setting near the heart of Woodloes Park. The property offers considerable and flexible accommodation and viewing is warmly recommended by the agents.

Double glazed front door opens into the

### RECEPTION HALL

with double glazed window, radiator, and timber effect luxury vinyl flooring (LVT).

### HUGE EXTENDED OPEN PLAN LIVING AREA

12'5" max x 11'9" max reducing to 9'3"

with timber effect laminate, LVT flooring throughout this impressive room. double glazed window, radiator and down lighters.

### BREAKFAST KITCHEN AREA

15'0" x 11'11"

with radiator, down lighters and an attractive "C" shaped range of butchers block style wood affect work surfacing incorporating the four ring electric hob and one and a quarter single drainer sink unit with mixer tap. Comprehensive range of cupboards and drawers beneath and recess suitable for an American style fridge freezer. Tall larder cupboard incorporating the AEG double oven and grill. Work surfacing to the side with space for appliance under. The kitchen has an integrated Neff full sized dishwasher and slide out bin store, also incorporated is concealed housing for the washing machine with plumbing, range of eye-level wall cupboards and Zanussi cooker hood together with ceiling fitted down lighters and under unit lighting.

### OPEN PLAN DINING AREA

with radiator and double glazed patio doors with matching side windows opening onto the rear patio and garden.

The extension provides

### "L" SHAPED FAMILY ROOM/STUDY/BED 5

15'5" x 6'9" + 9'1" x 5'8"

this versatile room enjoys timber effect LTV flooring together with double glazed French doors to the rear garden and double glazed window, two radiators, and downlighters.

### LUXURY GROUND FLOOR SHOWER ROOM

with large double shower cubicle, fully tiled with adjustable shower, wash hand basin with cupboard beneath and mixer tap and low level WC with concealed cistern, display shelf, splashbacks, downlighters and heated towel rail together with LTV matching flooring.



#### **BEDROOM FOUR**

15'7" x 7'5" reducing to 6'5"

with double glazed window to the front and radiator, and the measurements exclude a double door fitted cupboard with hanging rail and shelf. Further door opens into a fitted shelved storage cupboard.

Staircase from the reception hall proceeds to the

#### **FIRST FLOOR LANDING**

with access to the roof space via loft ladder, double glazed window to the side and useful linen cupboard with hanging rail and shelves.



#### **BEDROOM ONE - FRONT**

12'0" x 8'6"

with timber effect LTV flooring, radiator, double glazed window to the front, and the dimensions exclude a large double door built-in wardrobe with hanging rail and shelf.



### **BEDROOM TWO - REAR**

10'0" x 8'4"

with timber effect flooring, radiator, and double glazed window to the rear.

### **BEDROOM THREE - FRONT**

9'2" max x 6'3" max

with double glazed window to the front, timber effect flooring, and radiator. Please note these measurements include the space taken by the over stairs bulkhead.

### **BEAUTIFUL BATHROOM**

has been re-fitted with a white suite having panel bath and adjustable shower with rain shower and screen over, wash hand basin with cupboard beneath and mixer tap and low level WC with concealed cistern and display shelf above, attractive tiled flooring, downlighters, obscured double glazed window, heated towel rail and extra extractor fan.



### **OUTSIDE**

#### **TO THE FRONT OF THE PROPERTY/PARKING**

the full width of the property is blocked paved to provide useful off-road parking.

#### **TO THE REAR OF THE PROPERTY**

there is a large laid patio, ideal for family occasions and barbecues, with shaped lawn beyond.



### **DELIGHTFUL SUMMER HOUSE/HOME OFFICE**

10'11" max x 10'7" max inc. cupboards

We understand there is electric lighting, power and internet.

### **STORAGE GARDEN SHED**

10'7" x 4'6"

### **GENERAL INFORMATION**

The property is freehold and all main services are connected.





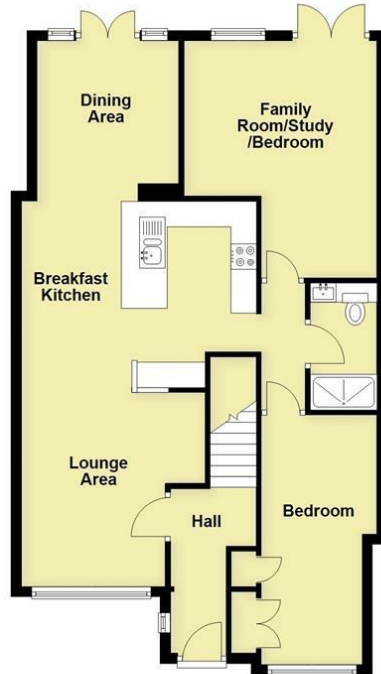
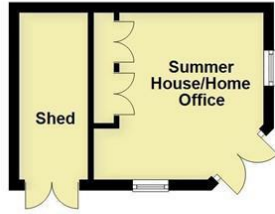


**12 Weale Grove, Woodloes Park, Warwick, CV34 5YW**



### Ground Floor

Approx. 78.5 sq. metres (845.0 sq. feet)



### First Floor

Approx. 34.7 sq. metres (373.7 sq. feet)



Total area: approx. 113.2 sq. metres (1218.7 sq. feet)

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

The total area does not include the Summer House

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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