Extended, beautifully presented, three bed semi.

11 Highlands Close
Warwick
CV34 5JJ

MARGETTS
ESTABLISHED 1806

Guide Price £475,000

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Guide Price £475,000

RESOLD - NOW UNDER OFFER * Very unexpectedly back on the market *** So, Don't Miss It! *** An exceptional opportunity to acquire a substantially extended and beautifully presented, mature, three bedroom, semi-detached family home enjoying a magnificent open plan living/kitchen/diner, huge utility room/office, beautifully appointed kitchen and bathroom together with ground floor cloakroom and private rear gardens. Superb location with easy access to the Town Centre and good schooling. Substantial interest anticipated.**

Recessed porch and double glazed front door opens into

DELIGHTFUL RECEPTION HALL
with radiator and obscured double glazed window to the front, radiator, and under stairs storage cupboard.

STYLISH REFURBISHED CLOAKROOM
with low-level WC, wash hand basin, heated towel rail, attractive timber panelling, matching tiled splashbacks and extractor fan.

LOUNGE - FRONT
17'8" into bay x 11'6" max
with radiator, double glazed window to the front, fire setting with hearth and wood/smokeless coal burner and engineered wood flooring.

MAGNIFICENT OPEN PLAN LIVING/KITCHEN DINE
18'10" x 18'3"

KITCHEN AREA
has moulded quartz work surfacing including matching up stands and Belfast style sink with mixer tap and moulded drainer. The island unit has a comprehensive range of base units incorporating the full sized, integrated dishwasher and the overhang provides a breakfast/dining bar.

STUNNING LIVING/DINING AREA
with radiator, tiled floor, central roof fitted ceiling light and sliding opening bi-fold doors.

IMPRESSIVE UTILITY ROOM/HOME OFFICE

16'8" x 6'7"

UTILITY AREA

has modern, square edge butchers block style work surfacing with matching up stands incorporating a single drainer, one and a quarter bowl sink unit with mixer tap and comprehensive range of base units beneath leaving space and plumbing for washing machine and further space for tumble dryer. Two large cupboards which also incorporate the Worcester gas fired central heating boiler, further range of work surfacing with base cupboards beneath and eye-level wall cupboard above. Radiator, tiled floor, and door to the garage.

HOME OFFICE AREA

has an almost full height, double glazed window with door opening to the rear garden, room for a desk and downlighters.

Staircase from the reception hall proceeds to the first floor landing.

Off the landing is an obscured double glazed window and access to the roof space.

BEDROOM ONE - FRONT

13'2" into bay x 10'7" into wardrobes
with double glazed window to the front of the property affording attractive views across Warwick, radiator, and a full height, full width range of fitted wardrobes with hanging rails and shelves.

BEDROOM TWO - REAR

12'0" x 11'5"
with radiator and double glazed rear window affording engaging views across the garden.

BEDROOM THREE - FRONT

7'9" x 6'11" inc. bulkhead
with radiator and double glazed window.

REFURBISHED BATHROOM

has a white suite with panel bath with mixer tap and rain shower with adjustable shower and screen, wash hand basin with mixer tap, low level WC with concealed cistern, attractive tiling, obscured double glazed window, and heated towel rail.

OUTSIDE

TO THE FRONT OF THE PROPERTY

which is located at the end of a cul-de-sac setting, the property enjoys a block paved driveway providing parking for a number of vehicles and giving access to the

ATTACHED SINGLE GARAGE

17'5" x 7'7"

ATTRACTIVE REAR GARDEN

enjoys a large shaped lawn with established trees and patio area adjoining the property.

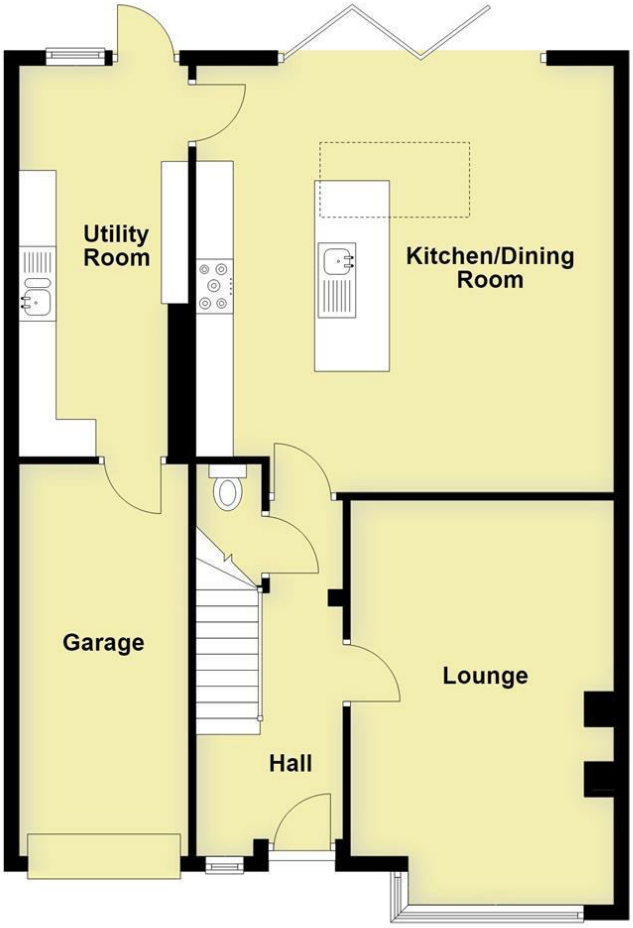
GENERAL INFORMATION

We understand the property is freehold and all mains services are connected.

11 Highlands Close, Warwick, CV34 5JJ

Ground Floor

Approx. 84.6 sq. metres (910.3 sq. feet)

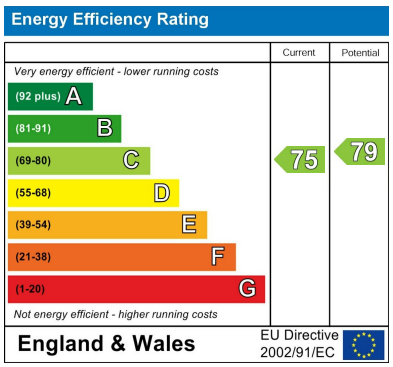


First Floor

Approx. 41.0 sq. metres (441.8 sq. feet)

Total area: approx. 125.6 sq. metres (1352.1 sq. feet)

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



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