



Beautifully presented, three bed, mid-terraced home.

31 Deerpark Drive
Warwick
CV34 5EB


MARGETTS
ESTABLISHED 1806

Guide Price £320,000

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This property is absolutely delightful! Much improved and beautifully presented, three bedroom, mid-terrace with a large, delightful, sunny rear garden and plenty of off-road parking. The property enjoys a through lounge diner, beautifully reappointed fitted kitchen, three first floor bedrooms and bathroom and a larger than average south westerly rear garden. **DON'T MISS THIS.**

Canopy

with double glazed front door opens into the

Reception Hall

with under stair storage cupboard and radiator.

Charming through lounge/diner

16'0" maximum by 11'9" maximum

with hole-in-the-wall style gas fire, radiators, double glazed front window, sliding patio double glazed doors opening onto the rear garden.

Stylish re-fitted breakfast kitchen

11'9" x 10'2"

with an attractive work surfacing incorporating a single drainer and single bowl sink with mixer tap and matching up stands. Four ring induction electric hob and range of base units incorporating the double oven and full sized dishwasher. Integrated washing machine, range of eye-level wall cupboards and two large cupboards with pull out shelving, space suitable for a larger style fridge freezer. Exposed brick wall, contemporary radiator, double glazed windows and door to the rear garden. Cupboard housing the wall mounted Baxi gas fired central heating boiler.

Staircase rises from the reception hall to the first floor landing with double glazed window and access to the roof space.

Bedroom one - rear

12'4" x 11'10" maximum reducing to 9'11"

with double glazed rear window affording attractive view across the rear garden, radiator.

Bedroom two - rear

11'10" reducing to 10'8" x 8'0"

(measurements exclude door recess) with radiator and double glazed window.

Bedroom three - front

9'0" maximum by 7'10" maximum

with radiator and double glazed window.

Bathroom

having white suite with panelled bath having a Mira adjustable shower over, low-level WC, wash hand basin set in wooden cabinet with doors to a shelved cupboard under, heated towel rail, large tiled areas, obscured double glazed window, and extractor fan.

OUTSIDE - PARKING

to the front of the property, there is a block paved, off-road car parking area giving access to the front of the property and side passage which gives access to the

Charming rear garden

much larger than average with a patio area adjoining in the property and shaped lawn beyond with ornamental garden pond, perimeter borders stocked with shrubs and plants and further area at the bottom of the garden with large garden shed.

General Information

The property is freehold and all mains services are connected.





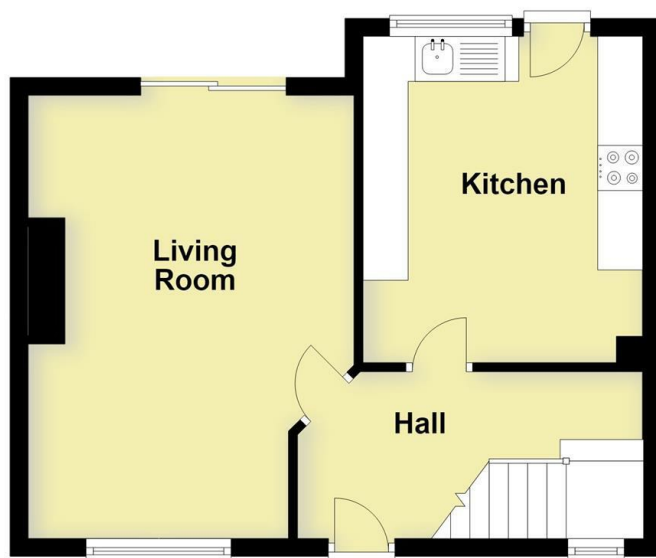


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Ground Floor

Approx. 35.6 sq. metres (383.4 sq. feet)



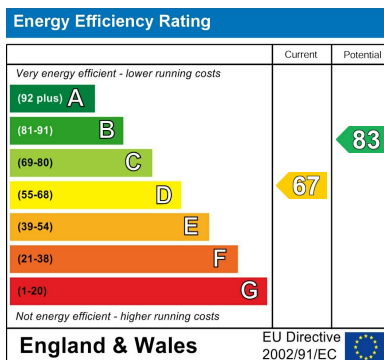
First Floor

Approx. 39.4 sq. metres (423.9 sq. feet)



Total area: approx. 75.0 sq. metres (807.3 sq. feet)

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



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