Extended, 3 bed, detached home.

29 Arras Boulevard
Hampton Magna
Warwick
CV35 8TY

MARGETTS
ESTABLISHED 1806

Guide Price £350,000

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Offered with no upward chain, this sensibly priced, extended, three bedroom, detached, family home enjoys a wider than average plot, extended lounge/diner, breakfast kitchen, cloakroom, integral garage, enlarged shower room and additional side carport. The property also benefits from double glazing and gas central heating and is located in a popular location, handy for Warwick Parkway Station , the A46 and the M40.

Front door opens into the

EXTENDED PORCH
with radiator and double glazed windows.

RECEPTION HALL
with radiator and access to a large under stairs storage cupboard with plumbing for washing machine.

CLOAKROOM
has a low level WC, wash hand basin, tiled splashbacks and obscured double glazed window.

EXTENDED LOUNGE/DINING ROOM
24'0" x 10'11"

IN THE LOUNGE AREA
there is a fire setting with coal effect gas fire, radiator, coved ceiling, serving hatch to kitchen and step leading to the

SPLIT LEVEL DINING AREA
with sliding double glazed patio doors, radiator and double glazed window.

BREAKFAST KITCHEN
12'4" x 8'5"
with roll edge work surfacing incorporating a four ring gas hob, single drainer, stainless steel sink with mixer tap, base units beneath and space for appliance, tall large cupboard incorporating the Creda electric oven, range of eye-level wall cupboards and breakfast bar with cabinet to the side.

Staircase rises from the reception hall to a half landing with further staircase to the first floor landing with obscured double glazed windows. Off the landing there is a boiler cupboard housing a wall mounted Worcester gas fired central heating boiler.

OUTSIDE - PARKING
The property noticeably enjoys a wider than average plot which gives a large front garden laid to block paving for parking.

INTEGRAL SINGLE GARAGE
with up and over door and personal door into the reception hall. The garage also has electric light and power.

TO THE SIDE OF THE PROPERTY
there is a gated opening to a covered carport which leads to the

CHARMING REAR GARDEN
with large patio area, timber garden shed, lawn laid to Astroturf and elevated side border.

GENERAL INFORMATION
The property is freehold and all main services are connected.

29 Arras Boulevard, Hampton Magna, Warwick, CV35 8TY

Ground Floor

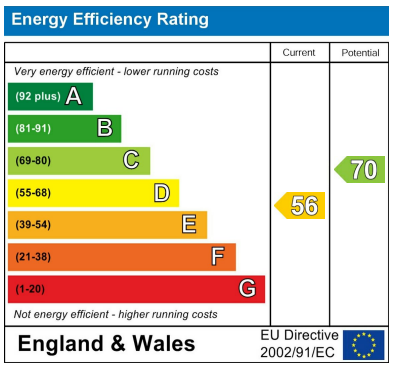
Approx. 60.3 sq. metres (649.1 sq. feet)

First Floor

Approx. 41.9 sq. metres (451.2 sq. feet)

Total area: approx. 102.2 sq. metres (1100.3 sq. feet)

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



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