



Extended, detached, four bed home

**29 Brese Avenue
Woodloes Park
Warwick
CV34 5TS**


MARGETTS
ESTABLISHED 1806

Offers Over £455,000

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CALL FOR SATURDAY OPEN HOUSE VIEWING SLOTS on 27th JUNE or 4th JULY - A substantial, detached, family home, extended on the ground floor both to the front and rear, offering well proportioned family accommodation in a popular setting, close to the local infants and primary school, shops, bus route, doctor's surgery and the A46. The property enjoys four well proportioned bedrooms, two reception rooms, extended kitchen, conservatory and part integral single garage.

Double glazed front door opens into a

RECEPTION HALL

with tiled floor, radiator and door to the under stairs storage cupboard.

CLOAKROOM

enjoys a low-level WC, wash hand basin with mixer tap and cupboard beneath, tiled floor and extractor fan.

EXTENDED AND REFITTED KITCHEN

18'9" excluding alcove x 7'10"

with wooden butchers block style work surfacing and matching up stands extending around the room providing a large, useful workspace area and incorporating a one and a quarter Franke sink with mixer tap. Comprehensive range of base units and drawers leaving space and plumbing for dishwasher and space and plumbing for washing machine. Recess for a Range style cooker with Rangemaster cooker hood over. Recess with further work surfacing matching the rest of the kitchen and space for appliance beneath, drawers to the side and wall mounted Ideal gas fired central heating boiler above, radiator and double glazed window to the front and double glazed door to the side.

FULL WIDTH LOUNGE/DINING ROOM

19'0" x 12'1"

with fire setting, engineered wood topped laminate flooring, coved ceiling, central heating radiator and double opening doors through to the

EXTENDED FAMILY ROOM

9'2" x 10'4"

with engineered solid pine flooring, coved ceiling, sliding double glazed patio doors to the rear and double glazed window to the side.

CONSERVATORY

8'10" x 8'11"

with tiled floor, wiring for one wall light, double glazed windows and doors to the rear garden.

Staircase proceeds to the

FIRST FLOOR LANDING

with obscured double glazed window and Nest central heating control, laminate flooring, access to the airing cupboard with slatted wood shelving and insulated hot water cylinder.

MASTER BEDROOM - REAR

12'2" x 10'1"

with radiator, double glazed window, laminate flooring, and coved ceiling.



BEDROOM TWO - FRONT

10'1" x 8'8"

with double glazed window, radiator and coved ceiling.

BEDROOM THREE - FRONT

9'6" x 8'9"

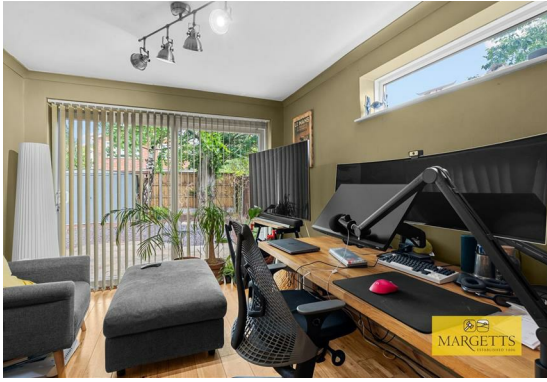
with radiator, double glazed window, coved ceiling and laminate flooring.

BEDROOM FOUR - FRONT

8'11" x 8'9"

with laminate flooring, double glazed window, central heating radiator and coved ceiling.





BATHROOM

has white suite with tiled Jacuzzi bath having mixer tap and tap secured handheld shower attachment, Triton T70 adjustable shower over with screen, wash hand basin with mixer tap and cupboards beneath, tiled walls and floor together with obscured double glazed window, downlighters and heated towel rail.

OUTSIDE

TO THE FRONT

there is a driveway providing parking and fore garden to the side having established trees and giving access to a

INTEGRAL SINGLE GARAGE

with electrically operated roller door, electric light and power and access to the property via either side of the house.

REAR GARDEN

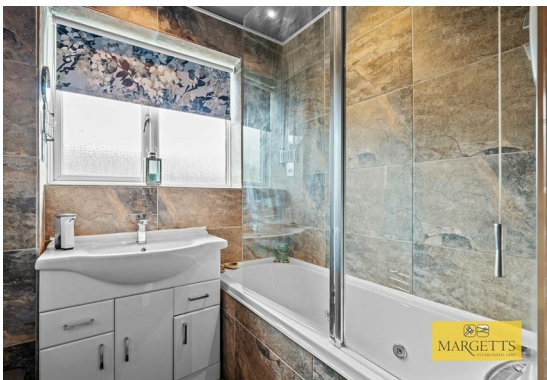
Offers a large patio area with garden beyond laid to chippings with borders stocked with shrubs and established trees.

TWO LARGE GARDEN SHEDS (to be removed)

These will be removed unless the purchaser wishes to negotiate separately for one or both of them.

GENERAL INFORMATION

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





29 Brese Avenue, Woodloes Park, Warwick, CV34 5TS



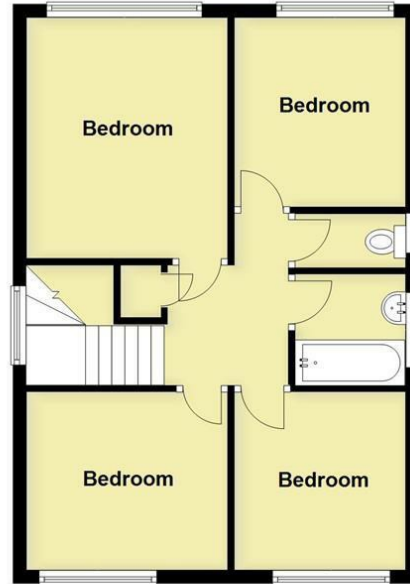
Ground Floor

Approx. 79.0 sq. metres (850.4 sq. feet)



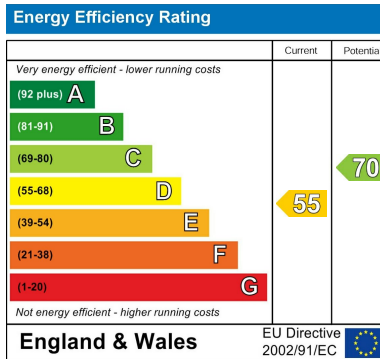
First Floor

Approx. 49.3 sq. metres (531.0 sq. feet)



Total area: approx. 128.3 sq. metres (1381.4 sq. feet)

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



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