



Spacious three bed semi-detached

**25 Makepeace Avenue
Woodloes Park
Warwick
CV34 5SB**


MARGETTS
ESTABLISHED 1806

Price Guide £365,000

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*****UNDER OFFER*****
A delightful, well presented and spacious three bedroom, family home with the additional benefits of a newly refurbished bathroom, rear conservatory, lean-to utility behind the garage, plenty of off-road parking, gas central heating, double glazing and delightful gardens.

Canopy and double glazed front door opens into

RECEPTION HALL

with radiator and double glazed doors opening into the

LOUNGE

13'1" x 12'3"

with double glazed window, coved ceiling, attractive timber effect flooring, radiator and door opening to under stairs storage cupboard. Further double glazed doors opening through to the

DINING ROOM

10'11" x 7'10"

with beautifully engineered wood topped flooring, double panel radiator, coved ceiling and opening through to the

CONSERVATORY

8'10" x 9'8"

with double glazed windows and sliding patio door to the rear garden.

FITTED KITCHEN

10'11" x 7'8"

with roll edge work surfacing incorporating a one and a quarter single drainer, stainless steel sink with mixer tap and a four ring gas hob with unit beneath together with larder cupboard incorporating the electric double oven and grill. Further work surfacing with base units and space for appliance together with two larder cupboards, eye level wall cupboard with end display unit, Hotpoint cooker hood, tiled splashbacks, tiled floor, double glazed windows and door.

Staircase from the reception hall proceeds to the

FIRST FLOOR LANDING

with access to the roof space and double glazed window to the side.

MASTER BEDROOM - FRONT

15'6" max reducing to 13'3" x 8'9"

(the measurements include a comprehensive range of bedroom furniture and dressing table) with radiator, double glazed window, coved ceiling and wiring for a wall light.

BEDROOM TWO - REAR

9'2" x 9'2"

with double glazed window to the rear, coved ceiling, radiator, and the measurements exclude a fitted wardrobe with shelving.



BEDROOM THREE - FRONT

9'6" x 6'4"

with radiator, double glazed window and fitted wardrobe above the bulkhead.

REFURBISHED BATHROOM

with a white suite having panelled bath with mixer tap and rain shower over, wash hand basin with cupboard beneath, low level WC, tiled floor, tiled walls, obscured double glazed window, heated towel rail and downlighters.

OUTSIDE

TO THE FRONT OF THE PROPERTY

there is a substantial block paved driveway providing parking for a number of vehicles with perimeter border to the side having hedgerow and shrubs.





GARAGE

16'6" x 8'4" max

with up and over door, electric light and power and wall mounted
Ideal gas fired central heating boiler and personal door into the

REAR UTILITY/LEAN-TO

8'4" x 7'10"

with worktop having sink, tap with base units beneath with
plumbing for washing machine, plumbing for dishwasher and
door to the rear garden.

DELIGHTFUL REAR GARDEN

with paved patio area and raised borders with flowers and shrubs
together with shaped lawn.

TIMBER SHED AND SMALL GREENHOUSE

GENERAL INFORMATION

The property is freehold and all main are connected.



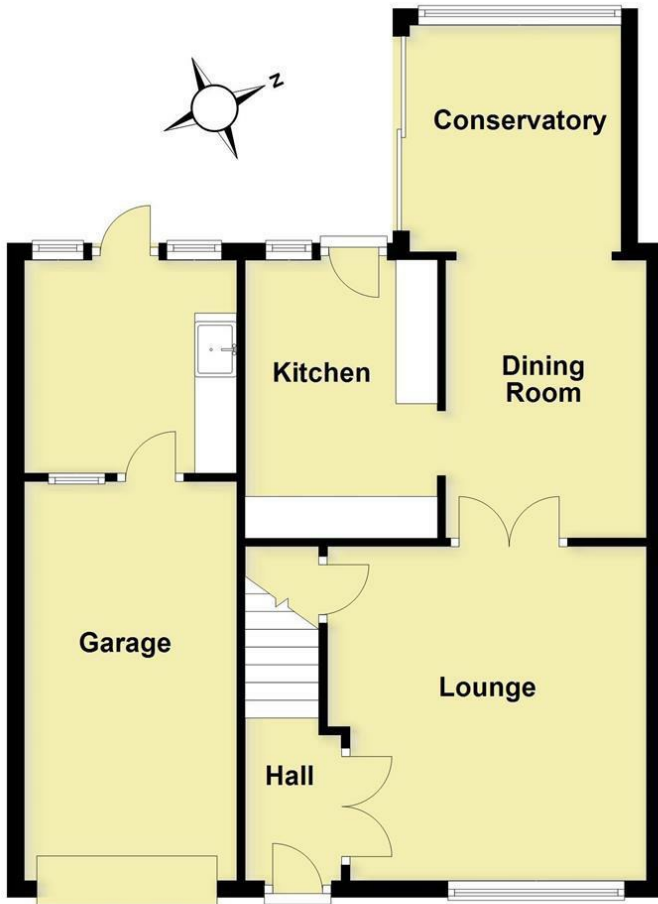


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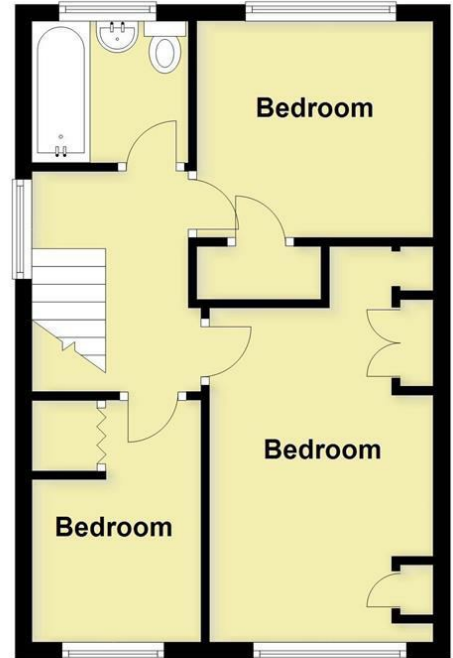
Ground Floor

Approx. 62.8 sq. metres (675.8 sq. feet)



First Floor

Approx. 35.9 sq. metres (386.4 sq. feet)



Total area: approx. 98.7 sq. metres (1062.2 sq. feet)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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