Very large, individually built, 4 bed semi

127 Stratford Road
Warwick
CV34 6BQ

MARGETTS
ESTABLISHED 1806

Guide Price £575,000

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****** NOW UNDER OFFER **** An extremely large, 1,900 sq ft. four bedroom, two reception room, two ensuites, individually built semi -detached family home forming part of an exclusive development of five properties built by a highly renowned local builder. The property is huge! It represents a superb opportunity to acquire a delightful and flexible family semi, with off-road parking, an integral single garage, very spacious breakfast kitchen, utility room and gardens to both the front and rear.**

Large recess porch with single glazed front door opens into

RECEPTION HALL
with radiator, downlighters, and door giving access to the integral garage.

CLOAKROOM
with radiator, low-level WC, wash hand basin, and obscured double glazed window with shutters.

LARGE FRONT LOUNGE
16'0" excl bay x 13'2" max
with gas pebble effect central fire with hearth, double glazed large bay window with shutters, radiator, doorway with shutters opening through to the

DINING ROOM
12'11" x 8'9"
with radiator, downlighters, double glazed French doors with shutters opening to the rear patio and garden. This could be used as a second sitting room or office.

LARGE "L" SHAPED BREAKFAST KITCHEN
17'9" x 13'0" max reducing to 10'7"

BREAKFAST AREA
has a tiled floor, radiator and double glazed patio doors with shutters opening onto the rear veranda.

FITTED KITCHEN AREA
has roll edge work surfacing extending around the room, incorporating a five ring gas hob with base units beneath including an integrated refrigerator and integrated Beko full-sized dishwasher, tall larder cupboard incorporating the AEG oven and grill, range of eye-level wall cupboards with cooker hood tiled floor, downlighters and double glazed window with shutters.

UTILITY ROOM
9'1" x 5'4"
with roll edge work surfacing incorporating a single drainer, stainless steel sink with mixer tap, base units beneath with space and plumbing for washing machine and range of eye-level wall cupboards. Single glazed side door fitted with full height shutters.

Staircase from reception hall leads to the

FIRST FLOOR LANDING
with obscured double glazed window fitted with shutters, radiator and access to the roof space.

HUGE MASTER BEDROOM - FRONT

22'2" reducing to 17'1" x 13'3"

This magnificent master bedroom enjoys a double glazed window to the front with shutters, radiator, television point and the dimensions exclude the four door, built-in range of wardrobes.

ENSUITE SHOWER ROOM

has a large, fully tiled, shower cubicle, wash hand basin, low-level WC, tiled areas, extractor fan, and obscured double glazed window with shutters.

BEDROOM TWO - FRONT

16'1" max reducing to 6'5" x 13'2" max

with double glazed window to the front including fitted shutters, and radiator. (The dimensions include a three door sliding range of wardrobes).

BEDROOM THREE - REAR

9'1" x 13'4"

with radiator and double glazed window to the rear with shutters. (The measurements exclude a deep door recess and include a full height, full width range of fitted wardrobes).

BEDROOM FOUR - REAR

10'7" max x 11'3"

with radiator and double glazed window to the rear fitted with shutters.

LARGE FAMILY BATHROOM

enjoys a white suite with jacuzzi bath having mixer tap with handheld shower attachment, wash hand basin, low-level WC, large tiled areas, radiator and obscured double glazed window with shutters.

OUTSIDE

FRONT GARDEN AND PARKING

A share driveway gives access to a parking area and front garden which is mainly laid to chippings and has a well stocked shrubbery border with plants and shrubs.

INTEGRAL SINGLE GARAGE

with up and over door, electric light and power and wall mounted Vaillant gas fire central heating boiler.

REAR GARDEN

enjoys a central shaped lawn with veranda and patio adjoining the property, further decked area and two timber garden sheds.

GENERAL INFORMATION

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

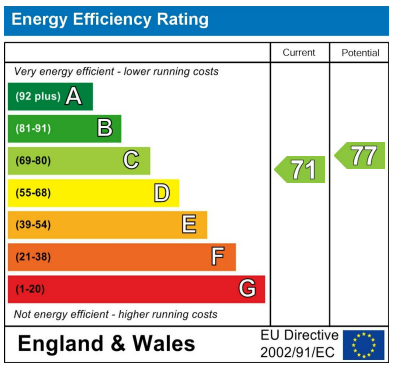
127 Stratford Road, Warwick, CV34 6BQ

Ground Floor
Approx. 85.9 sq. metres (925.1 sq. feet)

First Floor
Approx. 91.4 sq. metres (984.3 sq. feet)

Total area: approx. 177.4 sq. metres (1909.4 sq. feet)

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



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