Three bed, semi-detached home

21 Yardley Close
Woodloes Park
Warwick
CV34 5EX

MARGETTS
ESTABLISHED 1806

Price Guide £370,000

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An exceptional, well presented, three/four bedroom, extended family semi-detached home, much improved and superbly located on a private drive at the end of a popular cul-de-sac setting. Viewing is warmly recommended.

Double glazed front door with side windows opens into the

STORM PORCH
with double glazed front door opens into the

RECEPTION HALL
with radiator, range of coat hooks, and wood topped floor.

LOUNGE
14'9" max x 12'1" max
with attractive fire setting with inset gas coal effect fire and hearth and surround, wood top flooring, double glazed window to the front, and double panel radiator.

DINING KITCHEN
14'11" x 10'3" max
In the dining area there is wood topped flooring with double glazed sliding patio door, and radiator.
The kitchen area again has wood topped flooring with modern units enjoying roll edged butchers block style work surfacing incorporating a one and a quarter bowl, stainless steel sink with drainer and mixer tap and a Smeg four ring electric hob with drawers under and space and plumbing suitable for a dishwasher, eye level wall cupboards with cooker hood, tiled splashbacks, double glazed window, further larder unit incorporating the Whirlpool electric oven and grill. Further worktop with base cupboards beneath and eyelevel wall cupboard above. Door opening to deep shelved under stairs storage cupboard.

UTILITY ROOM
8'7" x 5'4"
with double glazed window and door to the rear garden, radiator, wood topped flooring, worksurface with eyelevel wall cupboard, further work surfacing and plumbing for washing machine under.

CLOAKROOM
has a low-level WC, wash hand basin, cloaks cupboard, large tiled areas, radiator, extractor fan and wall mounted Worcester gas fired central heating boiler.

PLAYROOM/BEDROOM 4
13'1" x 7'10"
with tall contemporary style radiator, downlighters, central cathedral style double glazed roof light with opening electrically operated window, and door to the store/former garage.

Staircase from the entrance hall proceeds to the

FIRST FLOOR LANDING

with access to the roof space, and double glazed window to the side. Off the landing there is a shelved linen cupboard.

BEDROOM ONE - FRONT

12'9" x 8'5"

with double glazed window to the front, radiator, and the dimensions exclude a double door, full height wardrobe with hanging rail and shelf.

BEDROOM TWO - REAR

9'11" x 8'3"

with double glazed window to the rear and radiator.

BEDROOM THREE - FRONT

9'10" max incl bulkhead x 6'3" max

with double glazed window and radiator and the measurements include a double door wardrobe with shelving fitted above the bulkhead.

BATHROOM

has a white suite with panel bath having adjustable shower and screen over, wash hand basin with mixed tap, low-level WC, radiator, and full height tiling on all walls.

OUTSIDE

TO THE FRONT OF THE PROPERTY AND PARKING

there is a private driveway gives access to this property and next door. There is a block paved driveway providing parking and giving access to the front of the house.

STORE/FRONT OF FORMER GARAGE

8'1" x 6'6"

with remote controlled electric roller shutter doors opening to a useful storage area with light and power and pedestrian door back into the playroom.

TO THE REAR

there is a terraced garden with paved patio adjoining the property and steps leading up to an elevated lawn with perimeter shrubbery borders and timber garden shed.

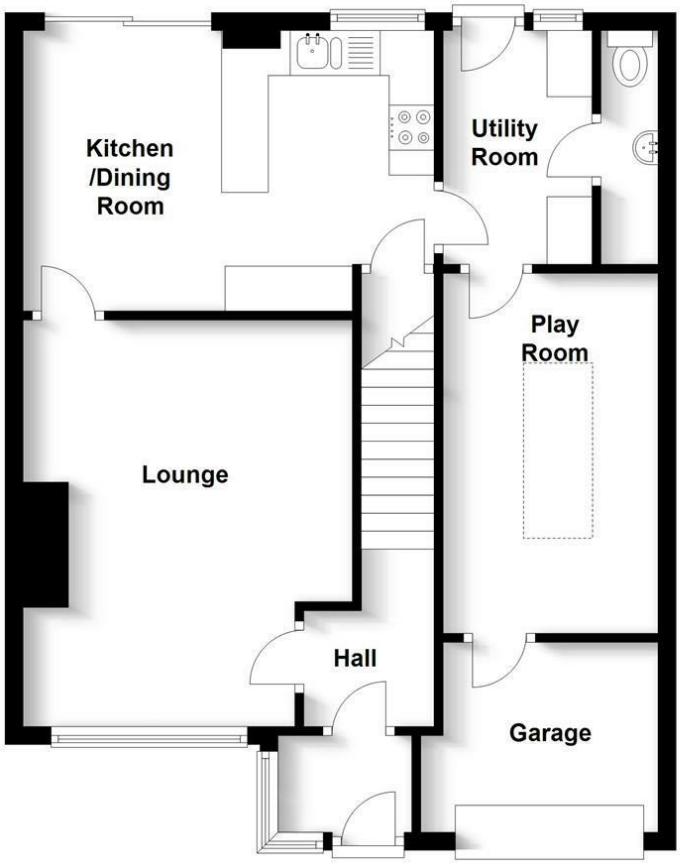
GENERAL INFORMATION

The property is freehold and all mains services are connected.

21 Yardley Close, Woodloes Park, Warwick, CV34 5EX

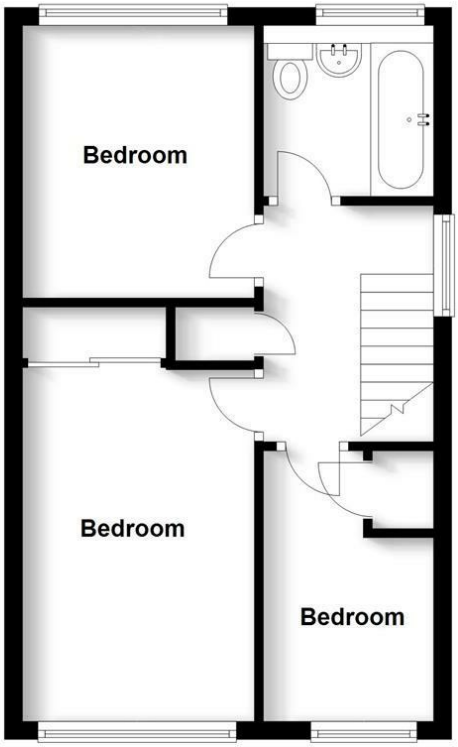
Ground Floor

Approx. 59.6 sq. metres (641.6 sq. feet)



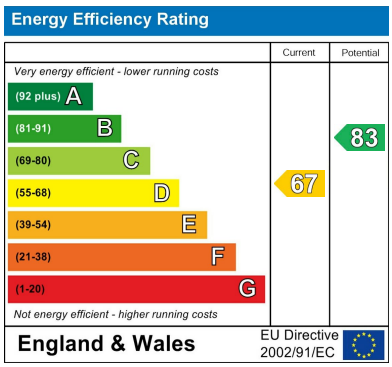
First Floor

Approx. 35.4 sq. metres (380.7 sq. feet)



Total area: approx. 95.0 sq. metres (1022.4 sq. feet)

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



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