



## Spacious three bed semi-detached

25 Makepeace Avenue  
Woodloes Park  
Warwick  
CV34 5SB



**MARGETTS**  
ESTABLISHED 1806

Price Guide £365,000

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**OPEN HOUSE - SATURDAY 4th APRIL PM - PLEASE CALL TO RESERVE YOUR TIME. 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.





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



## 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### CONTACT

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