



**5 Bed
House - Detached
located in**

**3 Camel Close
Warwick
CV34 6QE**


MARGETTS
ESTABLISHED 1806

Price Guide £895,000

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This highly desirable, executive five bedroom, three reception room detached family home built by Banner Homes is presented in immaculate order throughout and enjoys a rare, end of cul-de-sac setting. 2 Ensuites, good gardens, Much interest anticipated.

Entrance

Recess Canopy Porch, with double glazed front door and matching side windows opening into the:

Grand Reception Hall with radiator, down lighters and coved ceiling. Large cloaks cupboard with hanging rail and shelf.

Cloakroom

Cloakroom with low level WC and wash hand basin, radiator, half height tiling and tiled floor.

Elegant Lounge - Front

19'1" x 15'8"

with fire setting having hearth and surround, double glazed window, two radiators, coved ceiling, TV, satellite & FM points and phone points, double opening doors lead through to the

Dining Room - Rear

14'7" x 10'10"

with double glazed French doors and matching side windows opening onto the rear garden and patio, and, return door to the family room area.

Large "L" Shaped Family/Dining/Kitchen - Rear

26'0" overall by 16'5" maximum reducing to 12'4"

with tiled floor throughout, and double glazed French doors and matching side windows to the rear patio and garden, down lighters, door to under stairs storage cupboard.

In the kitchen area there is a beautiful L-shaped run of granite work surfacing with matching up-stands and inset 1 & 1/4 bowl sink unit with mixer tap and a five ring Zanussi gas hob. There is a range of base units including drawers under, incorporating the full-size dishwasher. Range of eyelevel cupboards with under unit lighting and cooker hood, tall larder cupboard incorporating the Zanussi double oven and grill, further large cupboards incorporating shelf storage and integrated fridge/freezer.

Utility Room

6'11" x 6'0"

with work surfacing having single drainer sink unit with mixer tap and base units beneath, with space and plumbing for washing machine, and further space for tumble dryer. Eye-level wall cupboards and wall mounted Worcester gas central heating boiler. Radiator and double glazed door to the side of the property.

Study

10'7" x 7'1"

with double glazed window and radiator.

Stairs and Landing

Staircase proceeds from the Grand Reception Hall to the First Floor Landing with radiator and access to the roof space. Off the landing there is an airing cupboard with hot water cylinder.

Bedroom 1 - Front

13'1" x 15'8" including wardrobes, and 7'10" x 6'0"

this room has three sets of fitted or built-in wardrobes, radiator and double glazed window to the front.



Ensuite 4 Piece Bathroom

has a panelled bath with mixer tap, having tap secured handheld shower attachment, low level WC with concealed cistern, separate shower cubicle with adjustable shower, wash hand basin with mixer tap, large tiled areas and tiled floor, shaver point, down lighters and heated towel rail. Obscured double glazed window.

Bedroom 2

12'10" excluding door recess by 11'2" excl door with radiator and double glazed window ,



Ensuite Shower Room

has a fully tiled shower cubicle with adjustable shower, low-level WC with concealed cistern, wash hand basin with mixer tap and heated towel rail. Down lighters, obscured double glazed window and shaver point. Tiled floor



Bedroom 3 - Rear

11'10" excluding wardrobes by 12'11" with double glazed window and radiator. The dimensions exclude a double door (extra wide) built-in wardrobe with hanging rail and shelf.

Bedroom 4 - Front

15'1" max' reducing to 10'11" x 10'8" with radiator and double glazed window.

Bedroom 5 - Rear

11'4" x 6'7" measures with double glazed window, and radiator.



Family 4 Piece Bathroom

has a white suite with tap secured handheld shower attachment, low level WC and wash hand basin and separate shower cubicle with adjustable shower. Tiled floor, half height tiled walls, heated towel rail, down lighters and obscured double glazed window.

OUTSIDE

The property is approached from the end of the cul-de-sac, over a block paved private driveway which gives access to the DOUBLE GARAGE.

The beautiful rear garden has been superbly maintained by the present owners with large patio area adjoining the property and shaped lawn with perimeter borders stocked with shrubs and plants.



Double Garage

17'4" maximum by 17'4" maximum with electric lights, power and electric operated garage door.

GENERAL INFORMATION

Pedestrian side access.

Please note.

When the property was first built the present owners were able to negotiate access for the storage of a caravan at this side of the property. We understand, this arrangement will come to an end when the property is sold.

The Property is Freehold.

All mains services are connected.

VENDORS NOTE

The sound system is an integrated Opus system with speaker in the lounge, kitchen, study and master bedroom.





3 Camel Close, Warwick, CV34 6QE



Ground Floor

Approx. 107.0 sq. metres (1151.6 sq. feet)



First Floor

Approx. 107.1 sq. metres (1152.9 sq. feet)



Total area: approx. 214.1 sq. metres (2304.5 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		
(81-91) B		
(69-80) C		
(55-68) D		
(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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DIRECTIONS

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