



## 4 Bedroom Detached House

1 Jonson Avenue  
Chase Meadow  
Warwick  
CV34 6PG

  
**MARGETTS**  
ESTABLISHED 1806

Offers Over £575,000



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\*\*\* UNDER OFFER \*\*\* A beautifully presented and cleverly re-modelled four bedroom, detached, family home, offering sizeable accommodation with four genuine double bedrooms and three reception areas. Remodelled by the present owners to now offer the addition of a home office and utility space converted from the garage. The property occupies a delightful corner spot and viewing is highly recommended.

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Canopy porch and front door opens into the

#### SPACIOUS RECEPTION HALL

featuring central staircase rising to the First Floor Landing with under stairs storage cupboard.

#### CLOAKROOM

with low level WC, wash hand basin and tiled floor.

#### LOUNGE

14'9" x 13'7" into bay reducing to 11'3" with radiator, double glazed window to the front and television aerial connection point.

#### STUDY

7'10" x 7'9"  
A delightful room to work from, with two dual aspect double glazed windows, wood effect flooring and radiator.

#### HUGE L-SHAPED OPEN PLAN KITCHEN/DINING/FAMILY

##### KITCHEN AREA

8'8" x 10'9"  
boasting work surfacing extending around the room, also providing breakfast bar with base units and eyelevel wall cupboards, larder cupboards incorporating the electric oven and separate grill together with fridge/ freezer, electric hob with cooker hood over, integrated dishwasher and washing machine together with wine chiller.

##### FULL WIDTH DINING FAMILY ROOM

23'2" x 10'4"  
Remodelled by the present owners, this beautiful family space provides an area to eat in and sit together with opening double glazed French doors with matching side windows onto the rear garden and patio. Tiled floor, radiators and down lighters.

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#### FIRST FLOOR LANDING

with access to the roof space.

#### BEDROOM ONE (FRONT)

12'11" x 11'8"  
with radiator and dual aspect double glazed windows.



#### **ENSUITE SHOWER ROOM**

well appointed with large shower cubicle, having adjustable shower, wash hand basin and low-level WC, tiled floor, large tiled areas to the walls and double glazed window.

#### **BEDROOM TWO (REAR)**

12'8" max x 10'1" max  
with radiator and double glazed window.

#### **BEDROOM THREE (FRONT)**

with double glazed window to the front of property, the measurements include a range of fitted wardrobes.

#### **BEDROOM FOUR**

13'9" max reducing to 9'7" x 10'3"  
with window and radiator.



#### **FAMILY BATHROOM**

has a white suite with panelled bath, having adjustable shower over, wash hand basin and low-level WC, large tiled areas, tiled floor together with double glazed window.



## OUTSIDE

The property occupies an attractive corner plot with fore garden to 2 sides having established shrubs and path leading to the front door.

## PARKING

Driveway providing parking for a number of vehicles.

## HOME OFFICE

13'2" x 8'8"

The former single garage has been converted into a Home Office and extremely useful space with wood effect flooring, down lighters, power, lighting, double glazed patio doors opening onto the garden.



## UTILITY ROOM

8'10" x 5'1"

with a range of work surfacing having base units and eye level wall cupboards, wood effect flooring, down lighters, power point and space for tumble dryer.

## REAR GARDEN

is walled to one side with inset astroturf lawn and large patio area.

## AGENTS NOTES

We believe all mains services are connected.

We believe the property to be freehold.

Council Tax Band E.

Local Authority: Warwick District Council.

Viewings are strictly by prior appointment through the agents.

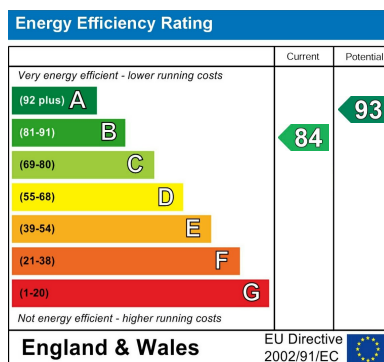
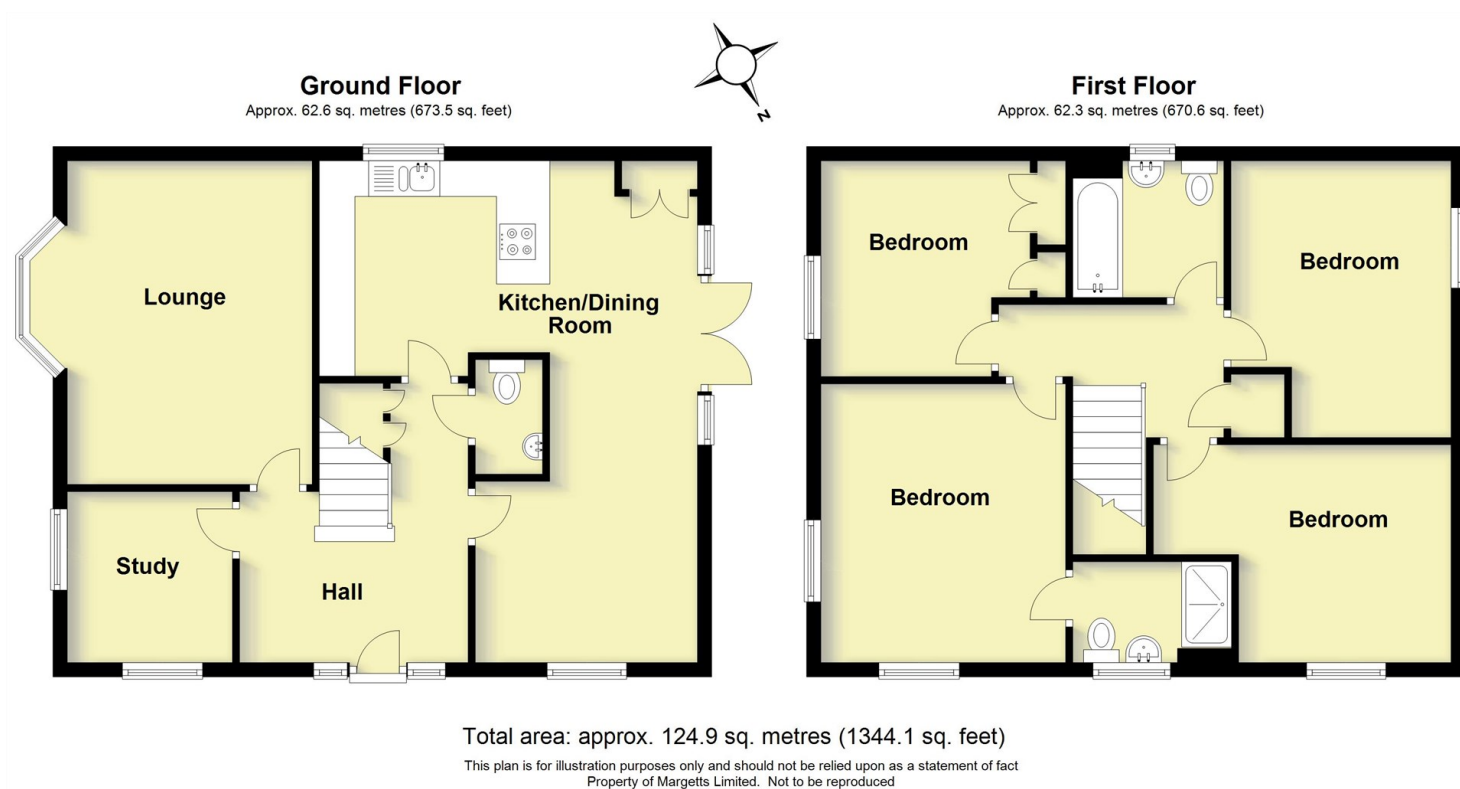






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