

**Detached four bed**

**2 Sutherland Close  
Woodloes Park  
Warwick  
CV34 5UJ**

  
**MARGETTS**  
ESTABLISHED 1806

**Price Guide £465,000**



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**\*\*UNDER OFFER-SIMILAR  
PROPERTIES NEEDED\*\***

charming, beautifully presented and ideally positioned four bedroom, detached family home enjoying easy proximity to the central parade of shops and school together with bus route. The property is superbly presented with ensuite shower room, family bathroom and luxury refitted breakfast kitchen. Viewing warmly recommended.

Porch and double glazed front door opens into the

#### RECEPTION HALL

with under stairs storage cupboard.

#### CLOAKROOM

with low-level WC, wash hand basin with mixer tap, and radiator.

#### DINING ROOM/SNUG

9'1" x 8'9"

with double panel radiator and attractive double glazed bow window to the front of the property.

#### REAR LOUNGE/DINER

15'3" x 11'5"

with large double glazed sliding patio doors to the rear patio and garden, gas fire setting, and radiator.

#### BEAUTIFUL REFITTED BREAKFAST KITCHEN

16'6" x 9'1"

Recently refitted with a comprehensive range of modern units including square edge, contemporary work surfacing with inset Neff induction electric hob, comprehensive range of base units incorporating the Bosch washing machine and the Bosch full-sized dishwasher, space suitable for a slimline wine chiller. Two larger cupboards incorporating the full sized AEG integrated freezer, full-sized integrated Neff fridge, and two electric integrated ovens (one is slide and hide) with additional plate warmer drawer, range of eyelevel wall cupboards with under unit lighting and cooker hood. Tiled splash backs, radiator, downlights, double glazed door to the side and double glazed window to the rear.

Staircase from the reception hall proceeds to the

#### FIRST FLOOR LANDING

with access to the roof space. Off the landing there is a large linen cupboard with shelving.

#### BEDROOM ONE - REAR

13'5" x 11'5" + 8'7" x 8'5"

with double glazed windows to the rear and radiator. The dimensions include a full width, full height range of fitted wardrobe cupboards.



#### **ENSUITE SHOWER ROOM**

with shower cubicle, wash hand basin with low-level WC, downlights and heated towel rail.

#### **BEDROOM TWO - FRONT**

14'7" reducing to 8'7" x 9'3" max with double glazed front window, radiator and door opening to a built-in single door wardrobe.

#### **BEDROOM THREE - FRONT**

10'0" x 9'6" with radiator, double glazed window to the front and the measurements exclude a fitted double door wardrobe with hanging rail and cupboard above to full height.

#### **BEDROOM FOUR - REAR**

9'4" x 8'5" with radiator and double glazed rear window.





### BATHROOM

enjoys a white suite with "P" shaped bath having mixer tap and adjustable shower with rain shower over, wash hand basin with mixer tap and cupboard beneath, low-level WC, heated towel rail, shaver point, downlights, obscured double glazed window, tiled floor and tiled walls.

### PARKING

The property enjoys an attractive corner plot and to the front there is a tarmac driveway providing parking for a number of vehicles and giving access to the

### PART INTEGRAL SINGLE GARAGE

with up and over door, electric light and power, central heating boiler and personal door to the side of the property from the garage.

### THE DELIGHTFUL REAR GARDEN

enjoys a large paved patio and steps leading up to two elevated lawn areas with further paved patio and perimeter border stocked with shrubs and plants.

### GENERAL INFORMATION

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





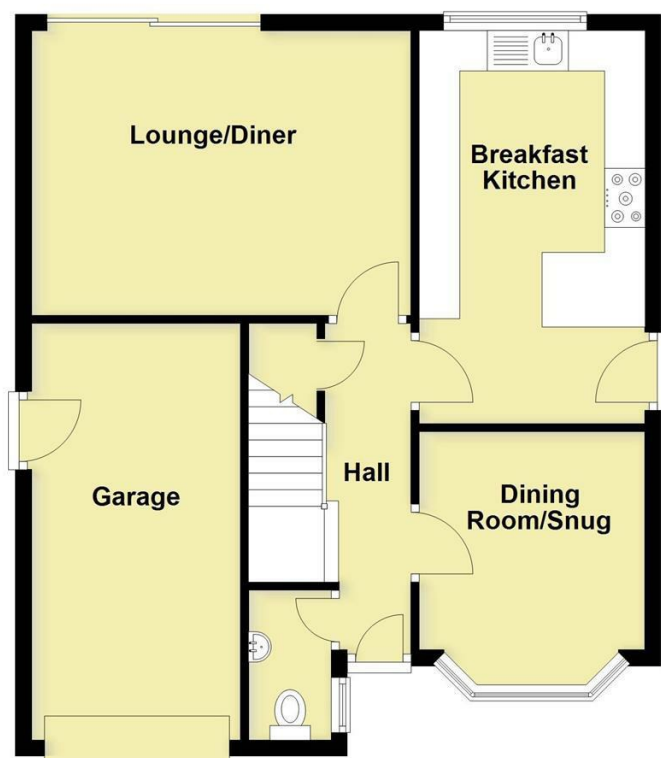


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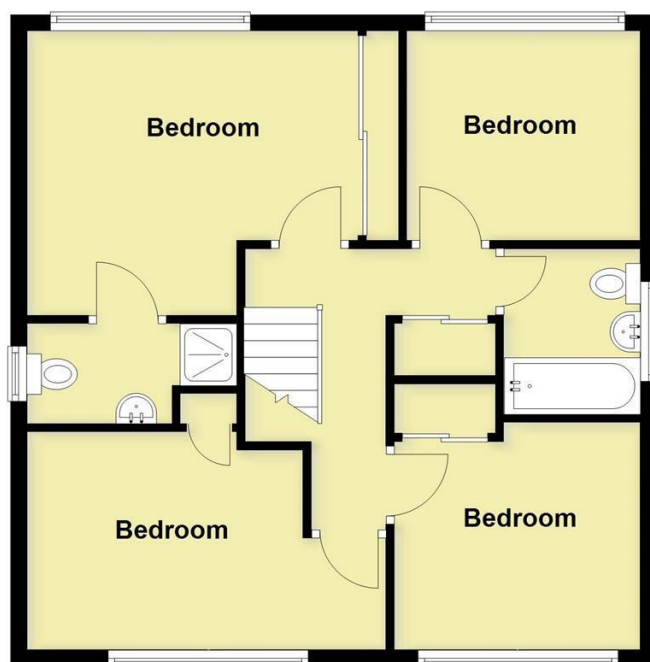
## Ground Floor

Approx. 62.4 sq. metres (671.4 sq. feet)



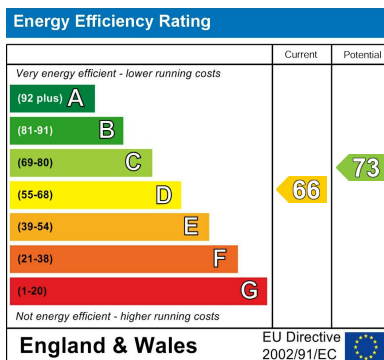
## First Floor

Approx. 58.0 sq. metres (624.2 sq. feet)



Total area: approx. 120.4 sq. metres (1295.6 sq. feet)

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



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