

## 4 Bed House

3 Purser Drive  
Chase Meadow  
Warwick  
CV34 6BW

  
**MARGETTS**  
ESTABLISHED 1806

Offers Over £425,000



3 Purser Drive  
Chase Meadow  
Warwick  
CV34 6BW



## Offers Over £425,000

Occupying a larger than average plot, and situated down a private drive, this remodelled four bedroom detached house has a converted garage which is now a useful play room or office, the property also enjoys larger than average gardens. Some updating is required, however this is reflected in the very sensible price.

Canopy porch and double glazed front door opens into

### RECEPTION HALL

with laminate flooring, and coved ceiling.

### CLOAKROOM

with low level WC, wash hand basin and small radiator.

### LOUNGE - FRONT

14'4" x 10'6"

with coved ceiling, radiator, and fire setting with gas fire and hearth.

### OFFICE/PLAYROOM

16'5" x 7'8"

with radiator and double glazed bow window to the front. This useful addition, is converted from the garage. Door into the utility room.

### DINING KITCHEN

20'1" max x 8'7" max

In the kitchen area there is roll edge work surfacing incorporating a four ring gas hob and a one and a quarter bowl, single drainer sink unit with mixer tap, base units beneath leaving space for a dishwasher and having integrated oven. Thin tall larder cupboard with eye level cupboards and cooker hood and further cupboard. Tiled splashback areas, double glazed window, and radiator.

In the dining area there is a tiled floor, radiator and double glazed French doors opening to the rear garden.

### UTILITY ROOM

6'7" x 5'4"

with work surfacing having a single drainer sink and space either side for tumble dryer or for washing machine. eye level wall cupboard, tiled floor, radiator, extractor fan, wall mounted gas fired central heating boiler, double glazed door to the rear garden.

Staircase from the reception hall leads to the first floor landing with access to the roof space. Off the landing there is an airing cupboard with insulated hot water cylinder and slatted wood shelves.

### BEDROOM ONE - FRONT

13'11" inc wards x 13'8" max reducing to 10'0"

with window to the front, radiator and the dimensions include a fitted range of wardrobes.

### ENSUITE SHOWER ROOM

with tiled shower cubicle with a Mira adjustable shower, wash hand basin, low level WC, tiled splashback, radiator, and obscured double glazed window.

### BEDROOM TWO - FRONT

11'2" x 8'3"

with radiator and double window and double door fitted wardrobe above the bulkhead.



### **BEDROOM THREE - REAR**

9'4" x 9'5"

with radiator and double glazed rear window.

### **BEDROOM FOUR**

8'11" max x 9'4" max

with double window, radiator, and the measurements exclude a single door built-in wardrobe.

### **FAMILY BATHROOM**

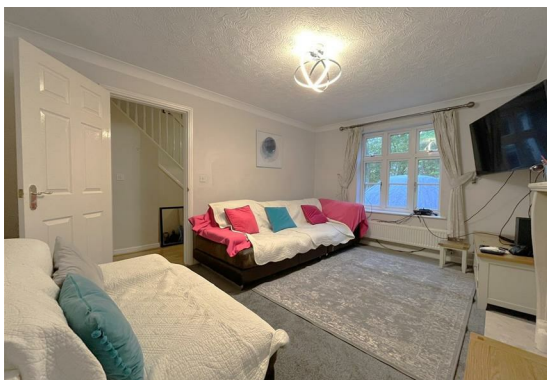
has a white suite with panel bath having a mixer tap and tap secured adjustable shower over, wash hand basin, low level WC, radiator, tiled splashback and obscured double glazed window.

### **OUTSIDE**

The property is approached via a private drive and to the front is a block paved parking area.

### **REAR GARDEN**

which is larger than the average, enjoys a block paved patio area with shaped lawn beyond.





### SMALL TIMBER GARDEN SHED

### GENERAL INFORMATION

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





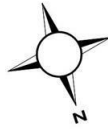


**3 Purser Drive, Chase Meadow, Warwick, CV34 6BW**



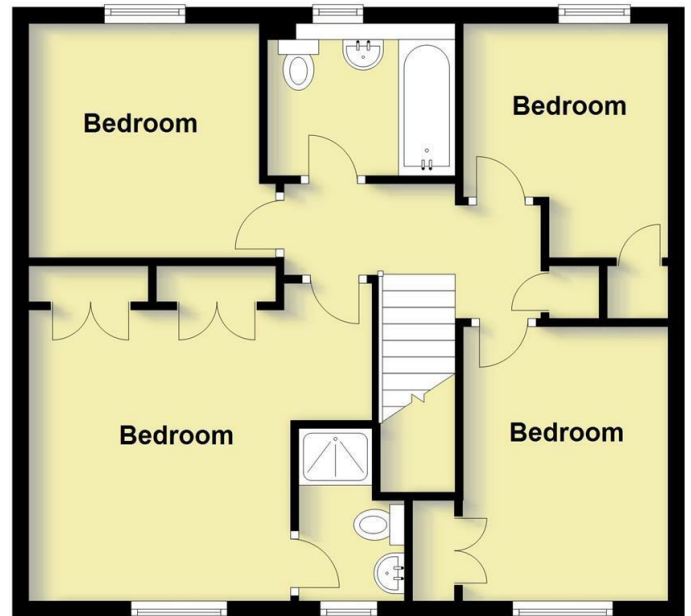
## Ground Floor

Approx. 55.8 sq. metres (600.2 sq. feet)



## First Floor

Approx. 55.9 sq. metres (601.4 sq. feet)



Total area: approx. 111.6 sq. metres (1201.6 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	73	85
England & Wales		
EU Directive 2002/91/EC		

## CONTACT

12 High Street  
Warwick  
Warwickshire  
CV34 4AP

E: [sales@margetts.co.uk](mailto:sales@margetts.co.uk)

T: 01926 496262

[www.margetts.co.uk](http://www.margetts.co.uk)

