







Three bed, semi-detached family home.

36 Kettlewell Close
Woodloes Park
Warwick
CV34 5XE

MARGETTS
ESTABLISHED 1806

Guide Price £310,000

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**** UNDER OFFER ** Superbly positioned in the heart of the Woodloes, close to shops, & school, and forming part of a popular cul-de-sac setting, this three DOUBLE bedroom semi-detached family home was refurbished in 2023 and offers great family accommodation at a sensible price. Full width lounge/dining room, fitted kitchen, part integral single garage, three double bedrooms, bathroom & shower, gas central heating and double glazing. DON'T MISS IT. NO UPWARD CHAIN.**

HALLWAY
double glazed front door opens into the Reception Hall, with wood effect flooring and radiator.

FULL WIDTH LOUNGE/DINING ROOM
18'1" x 10'10"
a delightful, light and airy room with double glazed picture window and double glazed patio doors opening to the rear garden, door to under stairs storage cupboard, double panel radiator and electric fire with surround.

REFITTED BREAKFAST KITCHEN
11'8" x 6'11"
with roll edge, butchers block style, work surfacing extending around the room incorporating a single drainer stainless steel sink with mixer tap and base units beneath with space and plumbing for washing machine. Space suitable for a larder style fridge/freezer. Range of eyelevel wall cupboards, tiled splashbacks, breakfast bar with radiator, double glazed window to the front, laminate flooring.

LANDING
First floor landing with obscured double glazed window to the side. Access to the roof space.

BEDROOM 1
12'5" maximum by 9'11" maximum
situated at the rear of the property with double glazed window and radiator.

BEDROOM 2
12'5" maximum by 9'11"
located to the rear of the property with double glazed window and radiator.

BEDROOM 3
10'7" x 8'5"
double room at the front, with radiator and double glazed window.

BATHROOM
enjoys a white suite with "P" shaped bath having mixer tap and a Triton T80 adjustable shower over, wash hand basin with mixer tap set vanity unit with cupboard and concealed cistern, and low-level WC. Tiling to full height on all walls, obscured double glazed window, radiator and door opening to linen cupboard.

OUTSIDE
To the front of the property, there is a lawned fore garden and driveway providing parking and giving access to the:







GARAGE

part integral single garage with up-and-over door, electric light and power and wall mounted Potterton Profile gas fired central heating boiler.

REAR GARDEN

There is a lawned garden and crazy paved patio area joining the property. Established shrubs and Tree. Pedestrian side access via timber garden gate.

GENERAL INFORMATION

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

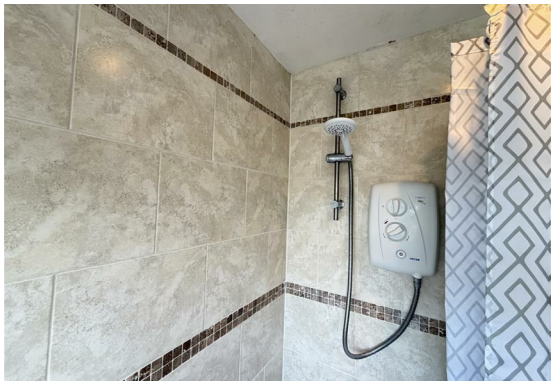
VENDORS NOTES

The vendor has informed us that the garage has a new roof and facias and the tree in the garden is a plum tree.









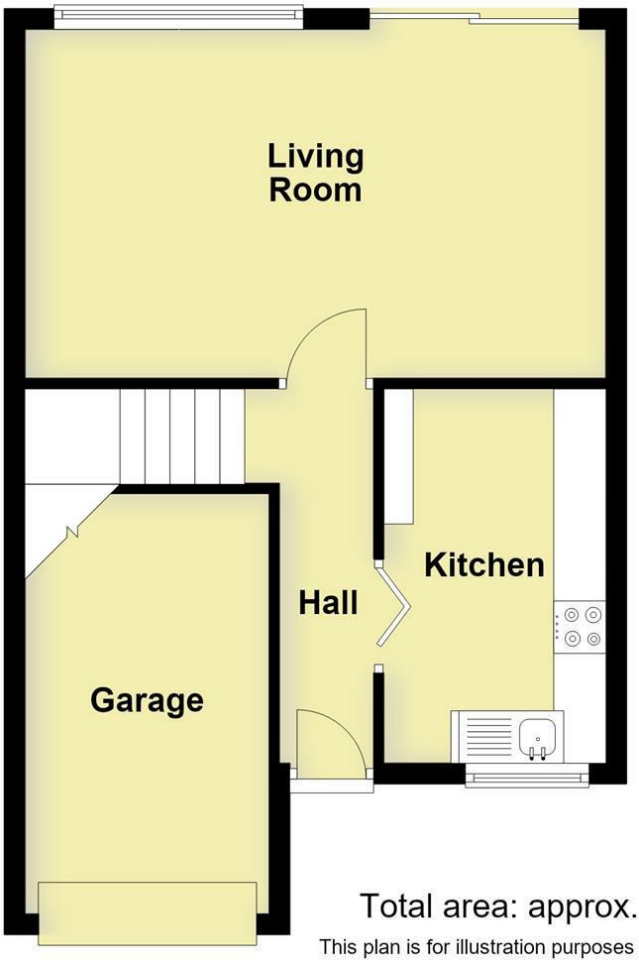


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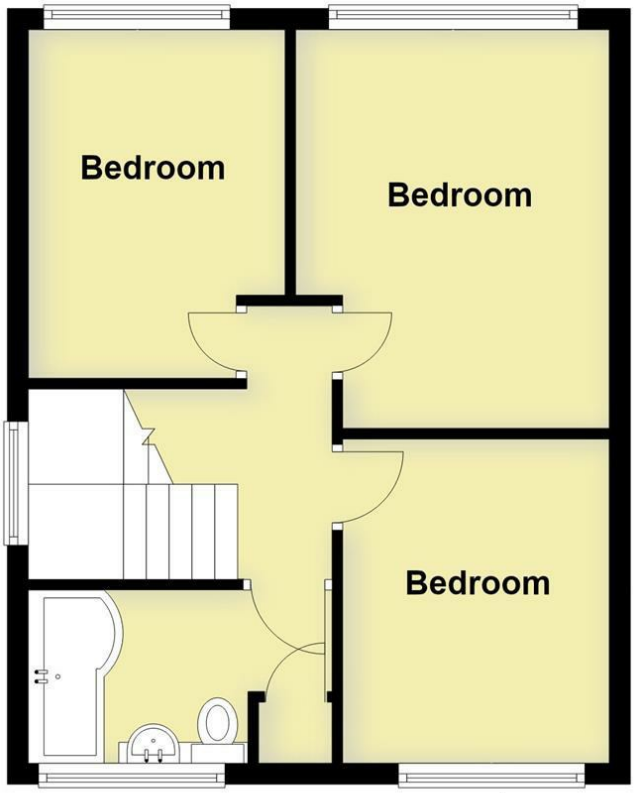
Ground Floor

Approx. 42.2 sq. metres (454.2 sq. feet)



First Floor

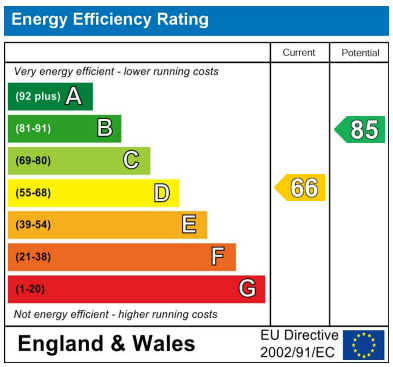
Approx. 38.9 sq. metres (418.2 sq. feet)





Total area: approx. 81.0 sq. metres (872.4 sq. feet)

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



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