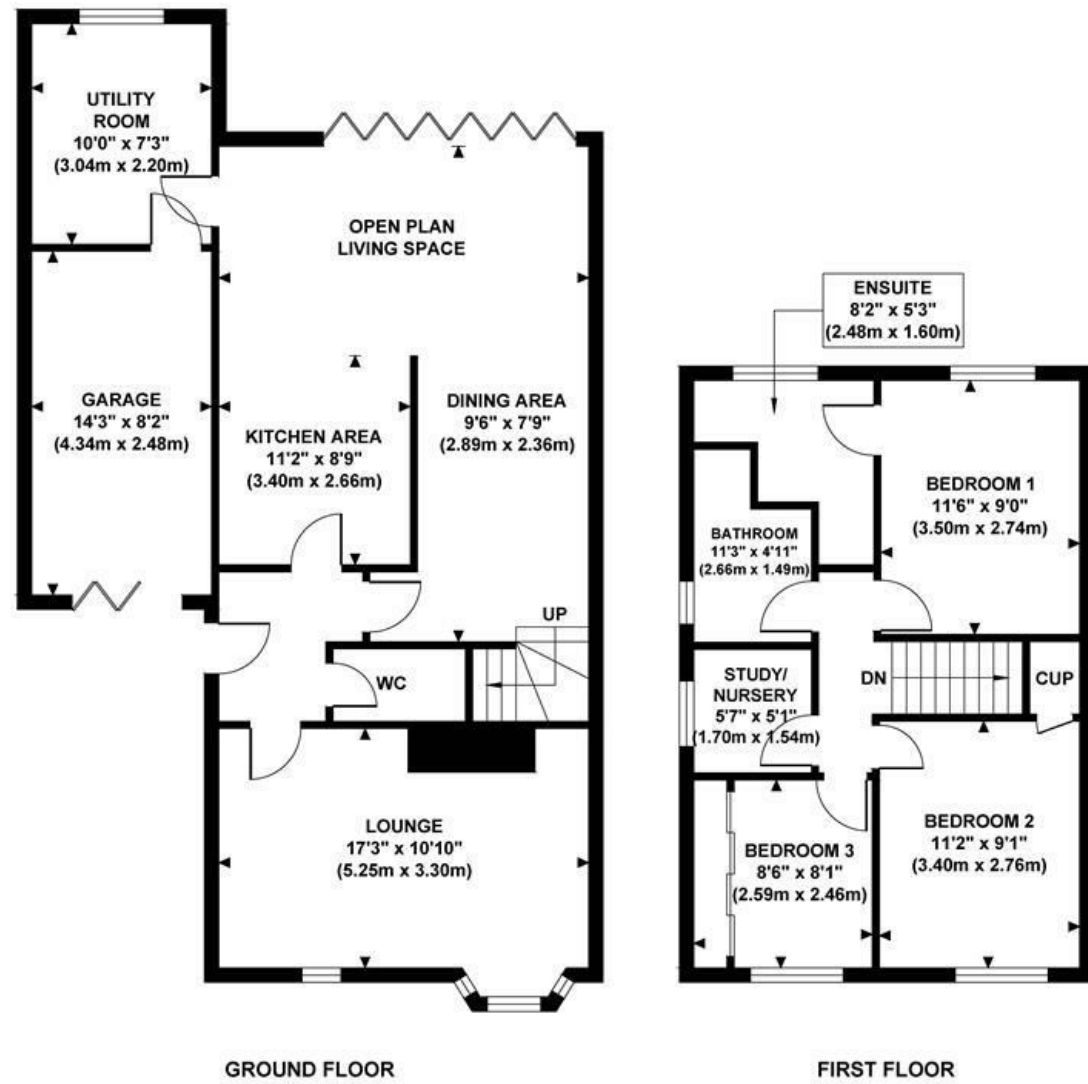


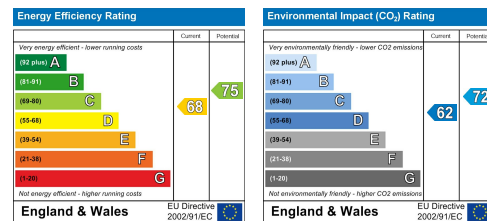
Makepeace Avenue

Approximate Gross Internal Area:
1308 sq ft / 121.50 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate. The floor plan's for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



33 Makepeace Avenue , Warwick CV34 5SB

THREE / FOUR BEDROOMS... OPEN PLAN EXTENDED LIVING KITCHEN & DINING ROOM... VIRTUAL TOUR AVAILABLE... LINK DETACHED... UTILITY ROOM... MASTER EN-SUITE... BEAUTIFULLY DECORATED THROUGHOUT... OFF ROAD PARKING & GARAGE. This beautiful link detached property needs to be viewed to appreciate everything that is being offered for sale. Benefiting from three bedrooms, study (which could easily be converted into a nursery or hobby room), modern family bathroom, master en-suite with walk-in shower, separate lounge, open plan living kitchen and dining room with folding full width double glazed doors, utility room, ground floor cloakroom, garage, off road parking and maintenance free rear garden with artificial grass and granite effect patio area. The property also benefits from Vaillant gas central heating, PVCu double glazing throughout and oak flooring through the whole of the ground floor. Located close to Warwick Hospital, good and outstanding local schools and perfect for those that commute with the A46 and M40 motorway a few minutes away. Call us now to book your immediate viewing.

£374,995

CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter

33 Makepeace Avenue

, Warwick CV34 5SB



- THREE / FOUR BEDROOMS
- MASTER EN-SUITE
- MAINTENANCE FREE REAR GARDEN
- GROUND FLOOR CLOAKROOM
- BEAUTIFULLY DECORATED THROUGHOUT
- OFF ROAD PARKING & GARAGE
- SOUGHT AFTER AREA
- OPEN PLAN LIVING KITCHEN WITH FOLDING FULL WIDTH DOORS
- LARGE UTILITY ROOM
- VIRTUAL TOUR AVAILABLE



Front Garden

Entrance Hallway

Ground Floor Cloakroom

Lounge

17'3 x 10'10 (5.26m x 3.30m)

Open Plan Kitchen

11'2 x 8'9 (3.40m x 2.67m)

Open Plan Extended Living Dining Area

16'9 x 9'6 (5.11m x 2.90m)

Utility Room

10'0 x 7'3 (3.05m x 2.21m)

First Floor Landing

Master Bedroom

11'6 x 9'0 (3.51m x 2.74m)

Master Bedroom En-Suite

8'2" maximum x 5'2" maximum
(2.49m maximum x 1.60m maximum)

Bedroom Two

11'2 x 9'1 (3.40m x 2.77m)

Bedroom Three

8'6 x 8'1 (2.59m x 2.46m)

Study / Nursery

5'7 x 5'1 (1.70m x 1.55m)

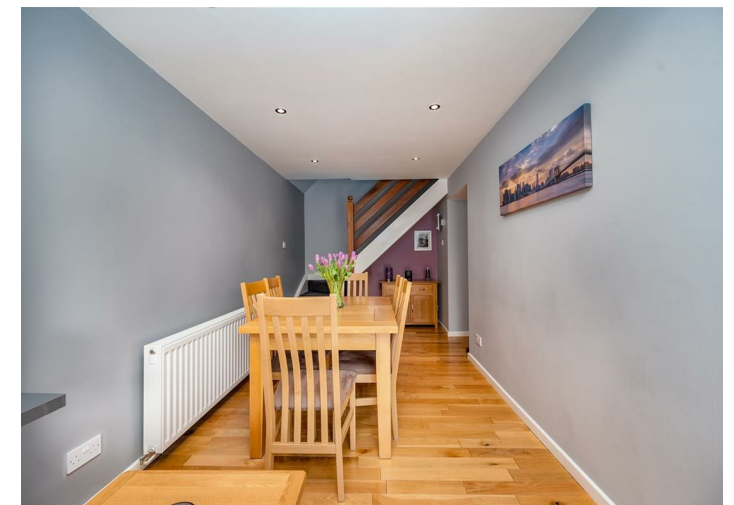
Family Bathroom

11'3" maximum x 4'11" maximum
(3.43m maximum x 1.50m maximum)

Rear Garden

Garage

14'3 x 8'2 (4.34m x 2.49m)



Directions

