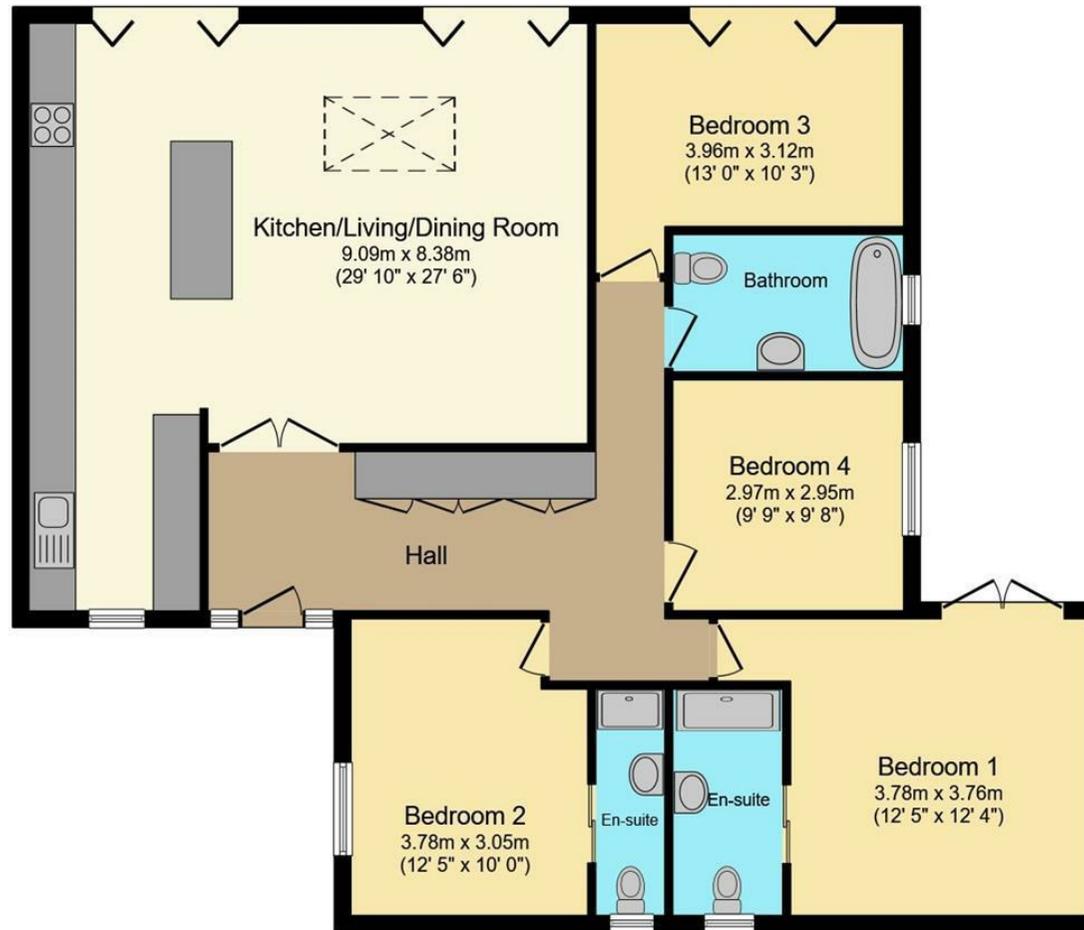


Peter Clarke



10 Sumner Close, Hampton Magna, Warwick, CV35 8SQ



Floor Plan

Total floor area 120.8 sq.m. (1,300 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



- Fully Refurbished & Largely Extended
- Detached Bungalow
- Four Double Bedrooms
- Two En-Suites & Family Bathroom
- Open Plan Kitchen Living & Dining Room
- Newly Laid Tarmac Driveway
- Landscaped Rear Garden
- NO FORWARD CHAIN
- EPC Rating C



Offers In The Region Of
£490,000

A largely extended, fully refurbished, and beautifully presented, detached modern home situated on a quiet cul-de-sac, within the popular village of Hampton Magna. Lying within easy reach of the local amenities, schools and Warwick Parkway Station, Warwick Town Centre, and the nearby commuter links. Offering outstanding remodelled interior comprising entrance lobby opening into a stunning open plan, living, dining kitchen area with further utility. This has large floor Bi-Fold doors providing views and direct access on to the recently landscaped rear garden. Also accessible from the lobby are four double bedrooms, two brand new luxury en-suite shower rooms and an opulent newly installed family bathroom. Outside the property benefits from a re-laid tarmac driveway providing off road parking for three cars, low maintenance fore garden, side terraced area and stunning landscaped rear garden. NO FORWARD CHAIN

Approach

Accessed from the roadside via a newly laid driveway which leads to the new composite front door.

Entrance Hall

The spacious and bright entrance hall opens to the wonderful kitchen living and dining area via glazed double doors and benefits from a single built in storage cupboard with two further double fronted built cupboards and also leads to the four double bedrooms and the refitted family bathroom.

Kitchen Living Dining Room

A stunning open plan space featuring a beautifully appointed fitted kitchen with integrated appliances, large central island and breakfast bar, ample living and dining space and a large Bi-Fold door providing access to the newly laid paved dining terrace and landscaped garden. This incredible and adaptable space also features front and rear facing double glazed windows, an utility area and contemporary styled radiators.

Bedroom One

A large double bedroom with French Doors providing views and access to the side courtyard and internal access to the principal En-Suite.

Bedroom One En-Suite

A stunning luxury en-suite with shower having a sliding glass screen, dual flush W.C and vanity unit mounted wash hand basin with an obscured window.

Bedroom Two

Another well sized double room having a front facing double glazed window and internal door leading to the newly fitted en-suite.

Bedroom Two En-Suite

A beautifully appointed en-suite shower room comprising enclosed shower with glass screen, vanity unit mounted wash basin, W.C and obscured window.

Bedroom Three

The third bedroom is a sizeable double with large bi-fold door leading to the rear garden.

Family Bathroom

An opulent and recently re-fitted family bathroom comprising a freestanding double ended bath tub, large vanity unit with counter top mounted basin and guest W.C with a high level window.

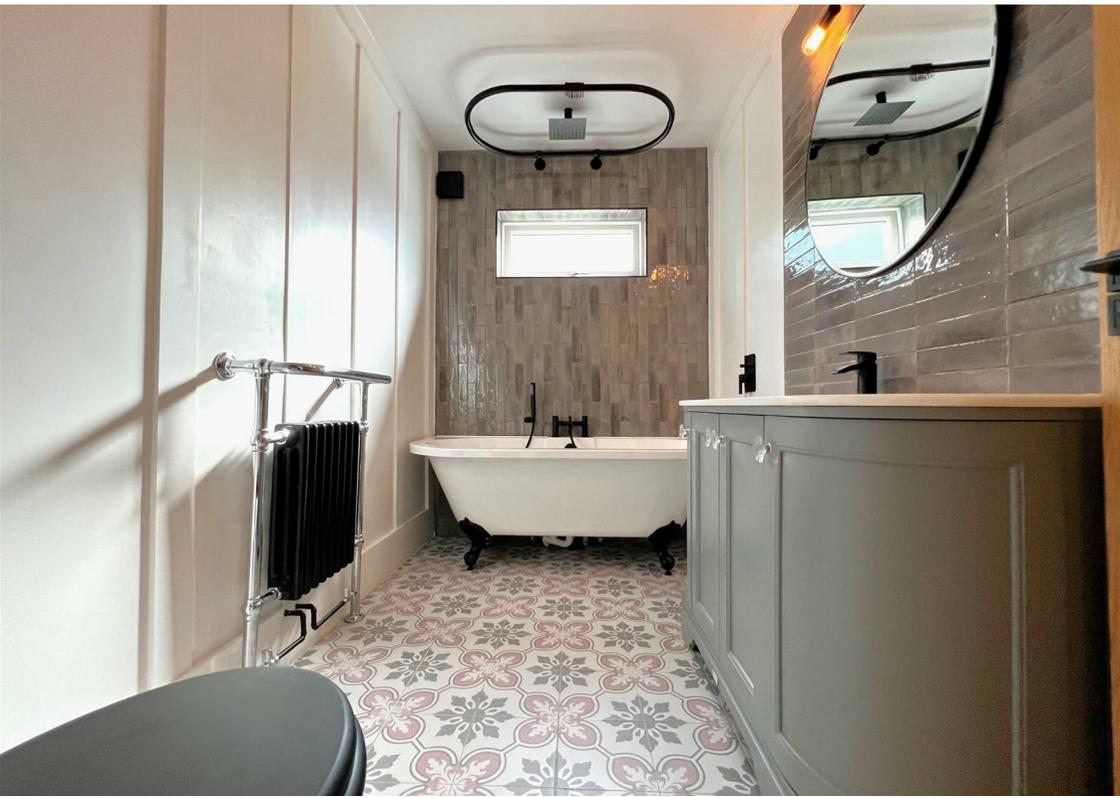
Bedroom Four

The fourth and final bedroom is also a capable double room and provides another adaptable space for a bedroom, study, family room or playroom.

Outside

To The Front

To the front of the property is a low maintenance foregarden and recently laid tarmac driveway enabling off road parking for 3 cars. From here you can access the rear garden via either side of the property.







To the side

To the right hand side of the property is a large graveled area, providing the ideal space for a garden shed, general storage of small side garden, this opens up to a private rear terrace accessible from bedroom one and the rear garden.

To The Rear

To the rear of the property is a beautifully appointed and recently landscaped, lawned rear garden with raised beds, recently installed contemporary fencing and newly laid lawn. benefitting from rear access from the kitchen living dining area and bedroom 3.

General Information

TENURE: The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains gas , electric, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

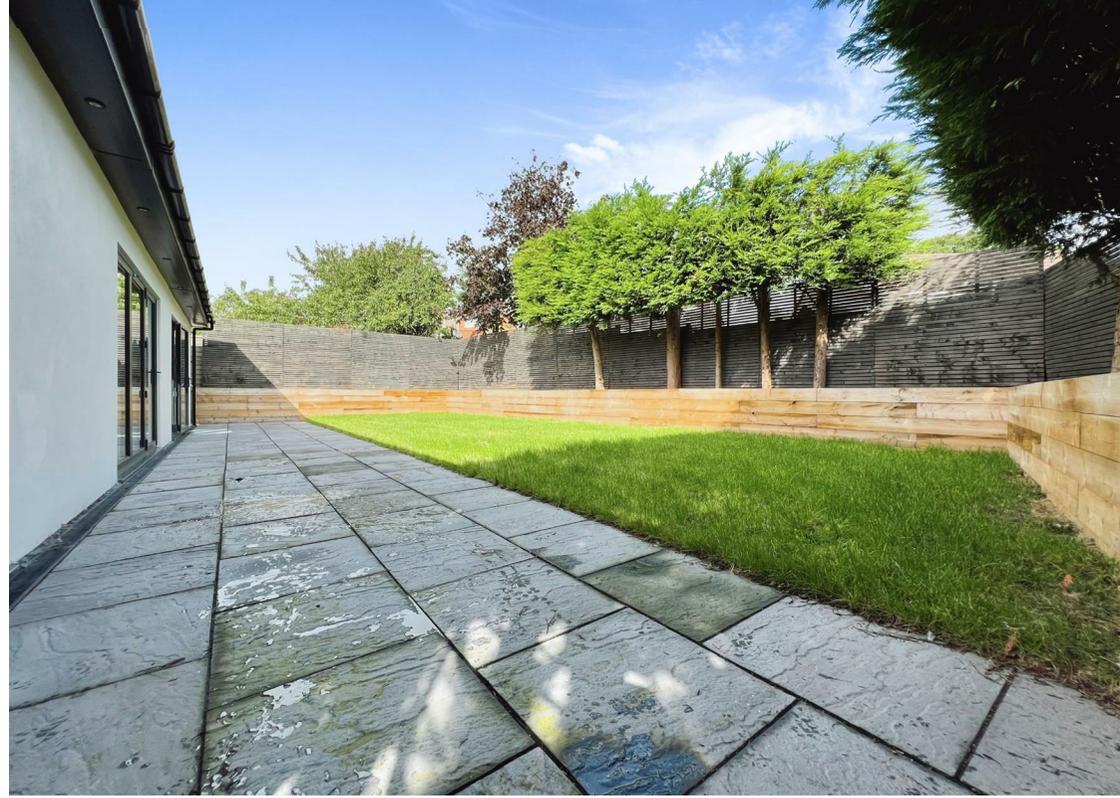
RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.



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