



**10 Clinton Avenue, Hampton Magna,
Warwick, CV35 8TX**

Offers In The Region Of £450,000

Situated in the delightful village of Hampton Magna, this deceptively spacious 4/5 bed roomed detached bungalow overlooks beautiful rolling countryside and occupies a large corner position. The property briefly comprises; entrance hall, open plan dining kitchen/lounge, four good sized bedrooms, study/fifth bedroom and two bathrooms. The property further benefits from off road driveway parking, UPVC double glazing, gas central heating and feature log burner stove, good sized private garden to the front and attractive South facing garden to the rear with stunning open views over the countryside beyond.

The property is located at the end of a quiet cul-de-sac and benefits from idyllic countryside walks on the doorstep and just a 10 minute walk to the local shop/post office and 13 minute walk to Warwick Parkway Train Station with direct links to Birmingham and London Marylebone.

The village of Hampton Magna lies on the edge of Warwick, with local amenities to include; shop/post office, pub, cafe and popular primary school. Within walking distance to Warwick Parkway Train Station which takes you to Birmingham or London Marylebone Station. Hampton on the Hill also provides easy access to the major road links, A46, M40 and M42 to Birmingham Airport.



Situated at the end of a quiet cul-de-sac, the property is set back from the road behind a tarmacadam driveway providing off road parking for two vehicles. Two timber gates to each side of the property give side access to the rear garden. There is a private enclosed lawned garden to the front, and a composite front door opens into:-

Entrance Hall

13'1" max x 11'3" max (3.99m max x 3.45m max)

This L-Shaped hall features Karndean flooring, radiator, UPVC double glazed window to the front, glazed roof light and door opening into:-

Open Plan Dining Kitchen and Lounge

24'4" x 16'5" (7.43m x 5.02m)

This impressive open plan kitchen/living room features stunning views over the rolling Warwickshire countryside beyond.

Kitchen Area:- This modern shaker style kitchen features a range of wall, base and drawer units with laminate worktops over and matching up-stands. Feature breakfast bar with space for two bar stools. Built in 'eye level' oven and grill. Inset 4-ring induction hob with chimney style extractor hood over. Inset 1 1/4 sink unit with chrome mixer tap. Space and plumbing for a dishwasher and space for a fridge/freezer. UPVC double glazed door and window to the rear garden. Space for a table and chairs. Large UPVC double glazed picture window overlooking the rear garden and countryside beyond.

Living Area:- With UPVC double glazed sliding patio door to the rear garden with stunning views over the fields beyond. Radiator. Feature log burner stove on slate hearth and Karndean flooring.

From the Kitchen, a door opens into:-

Study / Bedroom Five

13'8" x 8'3" (4.17m x 2.54m)

Currently used as a study / guest bedroom with UPVC double glazed patio door and window to the rear garden, Karndean flooring and radiator.

From the lounge, a door opens into:-

Inner Hall

With doors to three bedrooms and bathroom. Airing cupboard housing the 'Vaillant' gas fired central heating boiler. Hatch giving access to a partially boarded loft with lighting and housing the hot water tank.

Bedroom One

12'8" x 11'10" (3.87m x 3.61m)

With UPVC double glazed window to the front, radiator and fitted wardrobe with hanging rail and shelving.

Bedroom Two

12'7" x 10'2" (3.84m x 3.10m)

With UPVC double glazed window to the front, radiator and two fitted wardrobes with hanging rail and shelving.

Bedroom Three

10'4" x 8'11" (3.16m x 2.72m)

With UPVC double glazed picture window overlooking the rear garden and countryside beyond, radiator and 3-door fitted wardrobe with hanging rail, shelving and storage cupboards over.

Family Bathroom

Three piece white suite comprising; panelled bath, low level W.C and vanity unit with inset wash hand basin. Chrome ladder style heated towel rail, tiling to splash backs and UPVC obscure double glazed window to the side.

From the hall, a door opens into:-

Bedroom Four

15'6" x 7'10" (4.74m x 2.40m)

With UPVC double glazed window to the front, radiator and door to meter cupboard with power and cold water tap.

From the hall, a door opens into:-

Shower Room

8'2" x 5'5" (2.51m x 1.67m)

With Karndean flooring, shower unit with mains fed 'Drench Head' shower and additional hand held attachment over, vanity unit with inset wash hand basin and low level W.C with concealed cistern, chrome ladder style heated towel rail, glazed roof light, space and plumbing for an automatic washing machine and tumble dryer.

Outside

South Facing Rear Garden

Bound by timber fencing to three sides. Low maintenance astro-turf lawned garden area. Feature paved patio, ideal for outdoor entertaining. Two side accesses to either side with timber gates providing access to the front of the property. Stunning open views over the countryside beyond.

Private Garden to the Front

Mainly laid to lawn with block paved footpath leading to a large timber shed.

Additional Information

Services:

Mains gas, electricity, drainage and water are connected to the property.

Superfast Broadband Speed is available in the area, with predicted highest available download speed 70 Mbps and highest available upload speed 18 Mbps. For more information visit: <https://checker.ofcom.org.uk/>

Tenure:

The property is Freehold and vacant possession will be given upon completion of the sale.

Council Tax:

Warwick District Council - Band E

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Viewing:

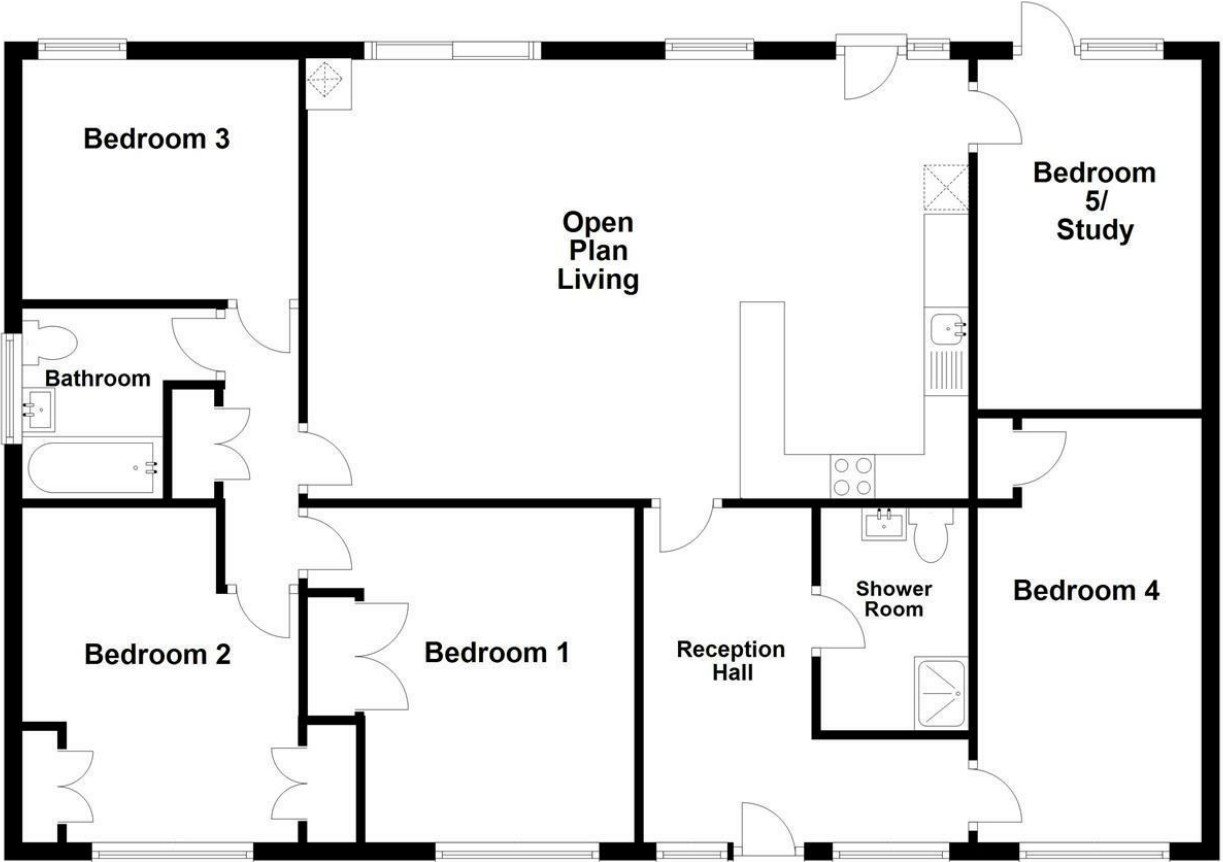
Strictly by prior appointment with Earles (01564 794 343/01789 330 915).

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Bungalow
Approx. 117.7 sq. metres (1267.0 sq. feet)



Total area: approx. 117.7 sq. metres (1267.0 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.
Plan produced using PlanUp.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
		Potential			Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC
		69			71
		81			81

