

ehB RESIDENTIAL

Your Property - Our Business

6, Minster Close, Hampton Magna, Warwick

Guide Price £490,000







Set on a generous plot, this spacious four-bedroom detached family home sits on a pleasant cul-de-sac in the highly regarded village of Hampton Magna. The well-appointed accommodation comprises a spacious entrance porch, welcoming entrance hall, cloakroom, comfortable living room, and an impressive open-plan breakfast kitchen/diner, providing excellent space for everyday family living and entertaining. Upstairs, four bedrooms are complemented by an excellent family bathroom.

Outside, the property offers ample driveway parking, a large integral garage and a good-sized, established rear garden with plenty of space for the family to enjoy. Further benefits include solar panels, making this an appealing and practical family home in a popular village location.
Energy Rating: C.

Location

Hampton Magna is a popular semi-rural village located approximately two miles from the historic town of Warwick and within walking distance of Warwick Parkway, with train links to Birmingham and London and easy access to the M40, M42 and M6 motorways. Birmingham Airport is around a 25-minute drive away. It is just a short walk to the local Junior/Infants/Nursery School, local shops, regular bus service and park, with a Secondary School only 3 miles away.

Frontage

Occupying a generous frontage in a pleasant cul-de-sac setting in the popular village of Hampton Magna, the property is accessed via a block-paved driveway that provides off-road parking and access to the integral garage. A broad lawned foregarden, established planting and gated side access complete the frontage.







Approach
Through a UPVC double-glazed entrance door to:

Long Entrance Porch
17'2" x 5'11" (5.25m x 1.81m)
With ample hat and coat rail space, tiled floor and two windows to the side aspect and a further double-glazed casement door leading to:

Entrance Hall
Wood effect floor, radiator, stairs to the first floor and doors to:

Cloakroom
Matching floor, modern white suite comprising WC, wash basin with storage cupboard beneath, radiator, tiling to half height and double-glazed window to side aspect

Living Room
18'4" x 11'11" (5.61m x 3.64m)
Recessed wood burner set on a marble hearth with a wooden beam over, radiator, wall lights, double-glazed windows to the front and side aspects, and double-glazed patio doors providing access to the gardens.

Breakfast Dining Kitchen
19'3" x 14'0" (5.89m x 4.28m)
Modern range of gloss-fronted base and eye-level units with composite worktops and splashbacks, breakfast island with additional drawer units beneath, sink drainer sink unit with mixer tap, five-burner gas hob with extractor unit over. Integrated electric oven and microwave, fridge freezer, integrated dishwasher, radiator, wood-effect floor, double-glazed window to the rear aspect and double-glazed patio doors provide views and access to the gardens.







First Floor
Radiator, double-glazed window to the front aspect, doors to:

Bedroom One
11'11" x 10'11" (3.65m x 3.34m)
Built-in louvred double doors, radiator and double-glazed windows to the side and rear aspect,

Bedroom Two
10'11" x 8'9" (3.35m x 2.69m)
Radiator, built-in double door wardrobes with louvred doors and a double-glazed window to the rear aspect

Bedroom Three
8'3" x 8'11" (2.53m x 2.73m)
Radiator and a double-glazed window to the rear aspect

Bedroom Four
8'11" x 7'1" (2.72m x 2.18m)
Radiator and a double-glazed window to the front aspect

Family Bathroom
Modern white suite comprising a freestanding style bath with mixer tap and shower attachment, WC, drawer and cabinet with counter top circular sink with mixer tap, wide tiled shower enclosure with Mira separate shower, downlighters, extractor fan, chrome heated towel rail, fully tiled walls and a double-glazed window to the side aspect

Large Garage
16'11" x 12'9" max (5.16m x 3.91m max)
The garage has an up-and-over door, with a removable partition installed directly behind it by the current vendor. The garage houses the wall-mounted Solis S6 Series solar panel system, a Vaillant gas-fired boiler, power and lighting, a







double-glazed side window, and a personnel door providing direct access to the entrance hall.

Rear Garden

The property sits on a particularly generous plot, with the established rear garden predominantly laid to lawn and enjoying good privacy from mature trees, hedging, and boundary fencing. A paved terrace immediately adjoining the house provides space for outdoor dining, while a further secluded seating area creates an ideal setting for entertaining around a firepit. The garden also includes well-stocked planting areas and a greenhouse.

Services

All mains services are understood to be connected to the property. NB: We have not tested the heating, domestic hot water system, kitchen appliances, or other services, and while we believe they are in satisfactory working order, we cannot provide any warranties in these respects. Interested parties are invited to make their own inquiries.

Tenure

The property is understood to be freehold, although we have not inspected the relevant documentation to confirm this.

Council Tax

The property is in Council Tax Band "D" - Warwick District Council

Postcode

CV35 8ST





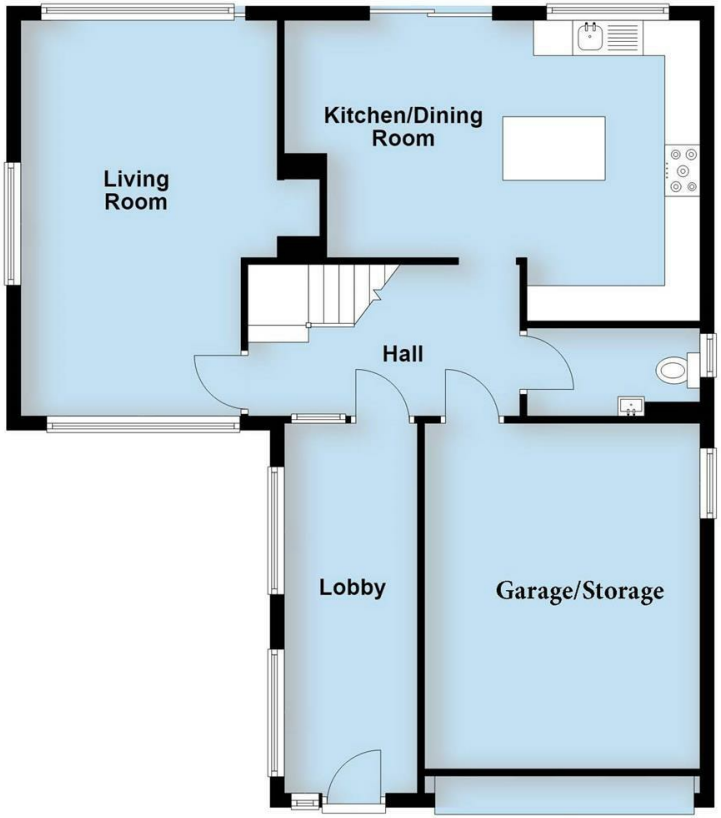






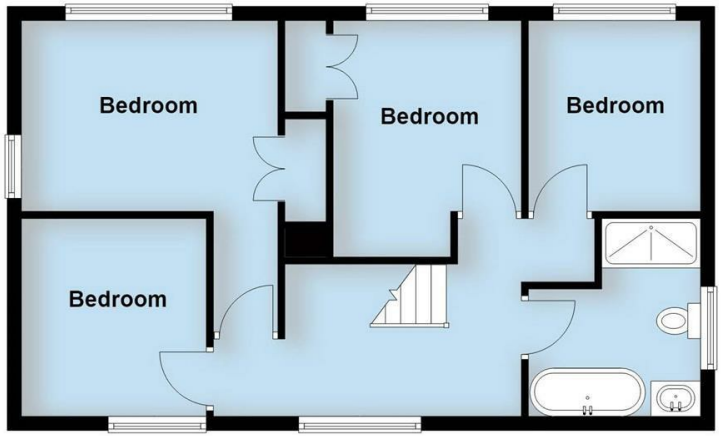
Ground Floor

Approx. 85.2 sq. metres (917.0 sq. feet)



First Floor

Approx. 54.2 sq. metres (583.7 sq. feet)



Total area: approx. 139.4 sq. metres (1500.8 sq. feet)

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

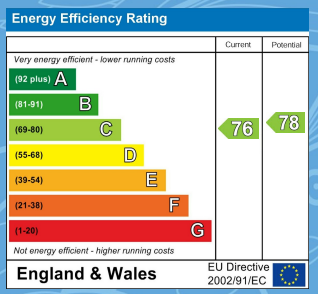
ehB RESIDENTIAL

Your Property - Our Business

Residential Estate Agents •
Lettings and Property Managers •
Land and New Homes Agents •

Warwick Office
17-19 Jury Street
Warwick
CV34 4EL

01926 499540 ehbresidential.com



Also at: Leamington Spa, Somerset House, Clarendon Place, Royal Leamington Spa CV32 5QN

IMPORTANT NOTICE ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particulars importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.