



35, Arras Boulevard, Hampton Magna, Warwick

Price Guide £369,500



This spacious, three-bedroom detached bungalow is offered to the market with no upward chain. The accommodation, in brief, affords an entrance vestibule and hall, cloakroom, generous living room with conservatory off, kitchen with breakfast room off, inner hall leading to three good bedrooms, one with en-suite, plus a further shower room. ample driveway, carport, garage and a good-sized established rear garden. Energy rating D.

#### 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 also easy access to the M40, M42 and M6 motorways. Birmingham airport is around 25 minutes 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.

#### Approach

Through a double-glazed entrance door into:



#### Entrance Vestibule

Tiled floor, double glazed windows, wall light point. A further double-glazed entrance door with matching side screens leads to:

#### Entrance Hall

Radiator, wood effect floor, opening to Living Room, doors to the kitchen and:

#### Cloakroom

WC, wash hand basin, radiator and a double-glazed window.



### Spacious Living Room

Wood effect floor, wall light points, two radiators, double-glazed picture window to the rear aspect. Double-glazed patio doors provide access to the Conservatory and door to the Inner Hall.

### Conservatory

12'2" x 7'6" (3.72m x 2.29m)

Radiator and double-opening doors lead to the rear garden.



### Inner Hall

Built-in double-door linen cupboard with radiator. Doors to:

### Bedroom One

12'6" x 9'9" (3.82m x 2.99m)

Built-in wardrobes with double bed inset, drawers and storage cupboards above. Additional double-door wardrobe, radiator and a double-glazed window to the front aspect.

### Bedroom Two

Double door wardrobe, radiator and a double-glazed window to the front aspect. Door to:

### En-Suite

Suite comprising WC, wash hand basin and a tiled shower enclosure with shower system.

### Bedroom Three

10'2" x 8'11" (3.10m x 2.74m)

Radiator and a double-glazed picture window to the rear aspect.



### Shower Room

White suite comprising WC, vanity wash basin with storage beneath. Tiled shower enclosure with shower system. Shaver point, fully tiled walls, chrome heated towel rail, downlighters, extractor fan and a double-glazed window.

### Fitted Kitchen

13'0" x 7'1" (3.98m x 2.18m)

Range of matching base and eye level units with oak worktops and tiled splashbacks with a ceramic single drainer sink unit with mixer tap and rinse

bowl. There is a five-ring gas hob with an extractor unit over, an electric oven with storage cupboards above and below. Pull out pin and pantry unit, space for upright fridge/freezer, integrated slim-line dishwasher, tiled floor. Step down to:

### Breakfast Area

10'5" x 7'6" (3.20m x 2.29m)

Tiled floor, radiator, matching eye-level storage cupboards, wine store, double-glazed windows, and double-glazed double-opening doors provide access to the rear garden.

### Outside

The driveway to the front provides good off-road parking, with access to the carport and garage.

### Garage

Having an up and over door and service door to the rear garden

### Rear Garden

An established rear garden, with a section of lawn, mature stocked borders, a pergola with climbing plants, a timber garden shed and a small summer house. The gardens are enclosed on all sides.



#### Tenure

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

#### Services

All mains services are understood to be connected. NB We have not tested the heating, domestic hot water system, kitchen appliances, or other services, and whilst believing them to be in satisfactory working order, cannot give warranties

in these respects. Interested parties are invited to make their own inquiries.

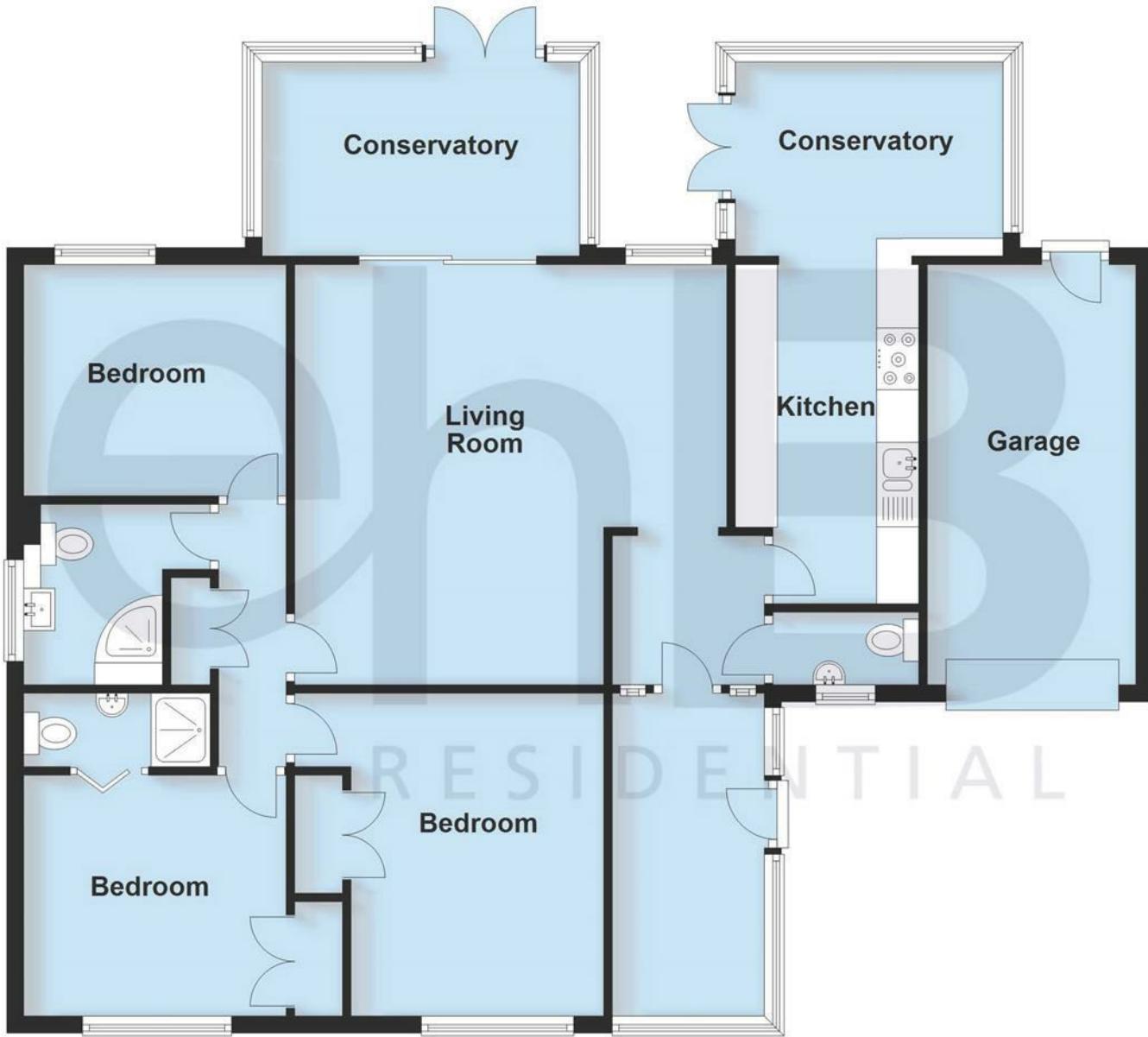
#### Council Tax

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

#### Postcode

CV35 8TT

**Ground Floor**  
Approx. 116.6 sq. metres (1255.5 sq. feet)



Total area: approx. 116.6 sq. metres (1255.5 sq. feet)

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

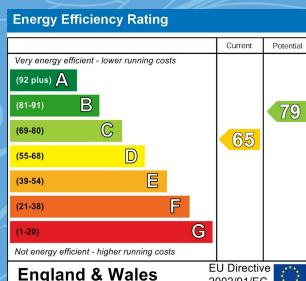
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Also at: Leamington Spa, Somerset House,  
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