

LLOYD CLOSE, HAMPTON MAGNA CV35 8SH



A fabulously presented, four bedroom, detached home set in a quite cul-de-sac in the popular residential area of Hampton Magna.

- Detached Family Home
 - Four Bedrooms
- Three Reception Rooms
 - Breakfast Kitchen
 - Down Stairs WC
- Driveway and Tandem Garage
 - Attractive Rear Garden
- Close to Warwick Parkway Train Station
 - Quiet Residential Area
 - EPC - D

4 BEDROOMS

PRICE GUIDE £450,000

Nestled in the tranquil cul-de-sac of Lloyd Close, Hampton Magna, this delightful detached family home offers a perfect blend of comfort and convenience. With four spacious bedrooms and three inviting reception rooms, this property is ideal for families seeking both space and functionality.

The well-designed layout ensures that each room flows seamlessly into the next, providing ample room for relaxation and entertainment. The reception rooms are versatile, allowing for a variety of uses, whether it be a cosy family lounge, a formal dining area, or a playroom for the children. The bright and airy atmosphere throughout the home creates a welcoming environment for both residents and guests alike.

The property boasts an attractive rear garden, perfect for outdoor gatherings or simply enjoying a quiet moment in nature. Additionally, the driveway and garage provide convenient off-street parking, a valuable asset in today's busy world.

Situated close to Warwick Parkway, as well as the A46 and M40 road networks, this home offers excellent transport links for commuters and easy access to nearby amenities. The peaceful surroundings of Hampton Magna make it an ideal location for families, while still being within reach of the vibrant town of Warwick.

This charming detached house is not just a home; it is a lifestyle choice, offering comfort, space, and a sense of community. Do not miss the opportunity to make this wonderful property your own.

Entrance

Entrance to the property is via a composite front door set on the side elevation which leads in to the entrance hall. Karndean flooring and neutral decor to walls and ceiling, two light points to ceiling and two gas central heating radiators. White UPVC double glazed window to front elevation, white painted doors lead in to all rooms as well as a useful storage cupboard.

Down Stairs WC

Being tiled to floor, LED spotlights to ceiling, obscure glazed window to side elevation, white heated towel rail and fitted with a white low level WC and a white basin with a chrome hot and cold mixer tap.

Study 11'4" x 8'6" (3.47m x 2.61m)

Being carpeted to floor, white UPVC, bay style, double glazed window to front elevation with gas central heating radiator, there is a light point to ceiling and a TV point.

Dining Room 15'8" x 7'9" (4.79m x 2.37m)

Accessed off the entrance hall via a white painted wooden framed glazed door and being carpeted to floor and having neutral decor to walls and ceiling, white UPVC double glazed, bay style window to front elevation with gas central heating radiator below and there is a light point to ceiling. The gas and electric meter are housed in here along with the fuse box.

Breakfast Kitchen 17'5" x 8'6" (5.33m x 2.61m)

Being tiled to floor and having neutral decor to walls and ceiling, LED spotlights to ceiling, gas central heating radiator, white UPVC double glazed window to rear elevation and a double glazed, obscure glazed door to side elevation leading out to the covered walk way.

The kitchen is fitted with a range of base and wall units in a wood effect frontage with a melamine worksurface and fitted with a double gas oven with electric grill, a four ring gas hob with integrated extractor over, one and a half bowl sink with matching drainer with chrome hot and cold mixer tap, space for full height fridge freezer, space for under counter fridge, space and plumbing for washing machine and dishwasher and space for tumble dryer. Useful hatch opening in to the living room.

Living Room 17'5" x 10'10" (5.33m x 3.32m)

Being carpeted to floor and having neutral decor to walls and ceiling, Bi-fold doors with in glass blinds to rear elevation giving access out in to the garden, light points to ceiling, gas central heating radiator, TV point, cast iron wood burning stove set in an inglenook fireplace with a solid wood mantel.

From the entrance hall carpeted stairs lead up to the half landing, obscure glazed, double glazed window to side elevation, from the half landing the stairs split, taking the stairs to the right which lead up to Bedroom Two

Bedroom Two 11'8" x 11'4" (max) (3.56m x 3.47m (max))

Being carpeted to floor and with neutral decor to walls and ceiling, white UPVC double glazed window to front elevation with gas central heating radiator below, light point to ceiling and a TV point.

From the half landing, carpeted stairs lead up to the first floor landing, continuation of the carpet and decor, light point to ceiling and loft access to ceiling (the loft is part boarded, has a pull down ladder and a light). Airing cupboard with a dual fuel radiator (gas and electric) so can be used through all 4 seasons and provides useful storage.

Bedroom One 12'6" x 10'10" (3.82m x 3.32m)

Being carpeted to floor and with neutral decor to walls and ceiling, white UPVC double glazed window to rear elevation with gas central heating radiator below, light point to ceiling a huge amount of fitted wardrobe storage with a matching three drawer pack and bed side tables and a TV point.

Bedroom Three 10'1" x 9'2" (3.08m x 2.81m)

Being carpeted to floor and with neutral decor to walls and ceiling, white UPVC double glazed window to front elevation with open storage area below, gas central heating radiator and there is a light point to ceiling.

Bedroom Four 9'6" x 8'6" (max) (2.91m x 2.61m (max))

Being carpeted to floor and with neutral decor to walls and ceiling, white UPVC double glazed window to rear elevation with gas central heating radiator and there is a light point to ceiling.

Family Bathroom

Fitted with a four piece suite and being tiled to floor and to ceiling height to wall, white UPVC, obscure glazed, double glazed window to side elevation, LED spotlights to ceiling, extractor to ceiling above shower position. Fitted with a white bath with chrome hot and cold taps, white pedestal wash hand basin with chrome hot and cold mixer tap, white low level WC and a large walk in shower with chrome shower controls and attachments.

Outside Rear

Accessed from the living room is the attractive, West facing garden. A paved patio runs the width of the plot to the enclosed walk way and to the rear of the garage. Nice sized area of lawn with well stocked and mature beds. Set on an area of hard standing is a green house. Located above the Bi-fold doors is a large, electrically operated awning.

Running down one side of the property is a covered walkway with lockable doors to front and rear elevation and benefitting from a light point to ceiling and an outside tap.

To the other side of the property is rear access in to the tandem garage.

Tandem Garage 30'1" x 7'11" (9.192m x 2.414m)

Accessed from the front via a white up and over garage door and from the rear via a white UPVC double glazed door. Benefitting from light and power.

Driveway and Foregarden

Located at the front of the property is a brickweave driveway providing off street parking for a number of vehicles as well as a well maintained area of lawn.

Services

All mains services are believed to be connected.

Tenure

We believe the property to be Freehold. The agent has not checked the legal status to verify the Freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

Council Tax

We understand the property to be Band D.

Viewing

Strictly by appointment through the Agents on 01926 411 480.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Disclaimer

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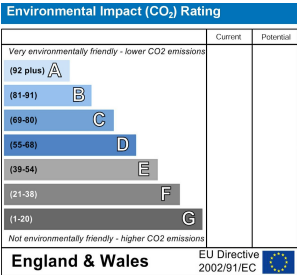
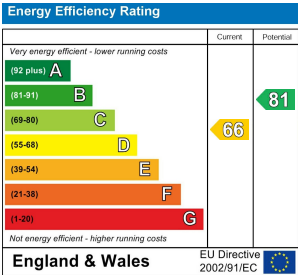
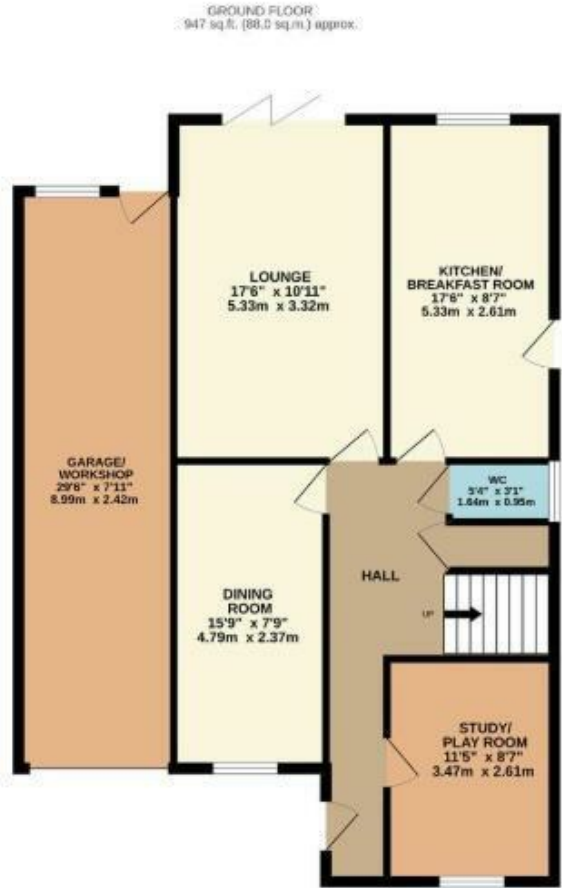












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