

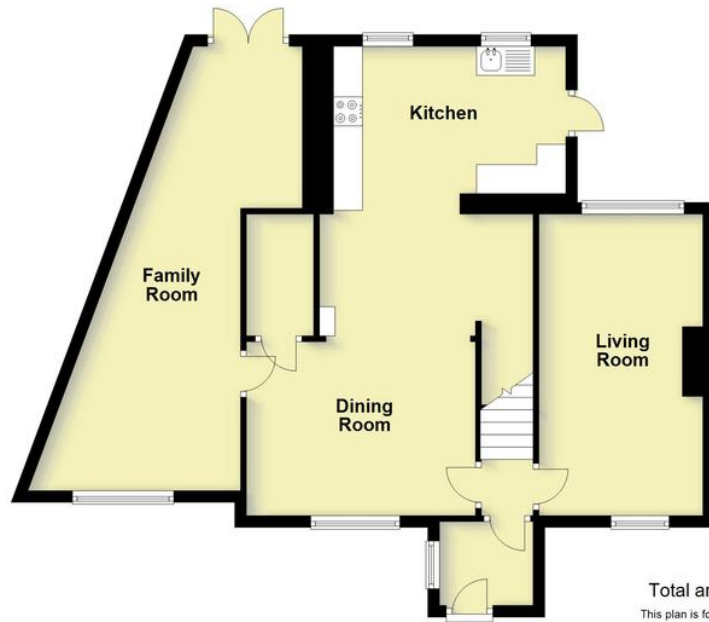


**MARGETTS**  
ESTABLISHED 1806

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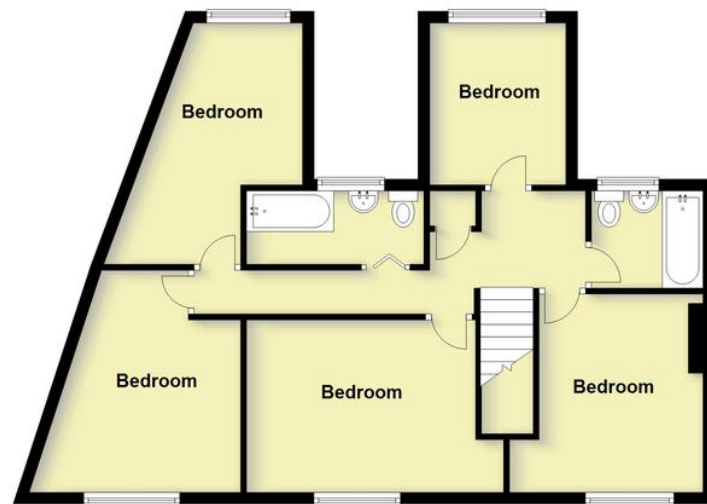
**Ground Floor**

Approx. 76.7 sq. metres (825.9 sq. feet)



**First Floor**

Approx. 69.3 sq. metres (745.4 sq. feet)



Total area: approx. 146.0 sq. metres (1571.4 sq. feet)  
This plan is for illustration purposes only and should not be relied upon as a statement of fact

**Energy efficiency rating for this property**

This property's current energy rating is C. It has the potential to be B.

See how to improve this property's energy performance.



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**30 Sandy Way, Barford, Warwick, CV35 8DY**

Guide Price £425,000 Freehold



An exceptionally spacious, considerably extended, five bedroom, family, semi-detached home. Located on the fringe of Barford this family home offers flexible accommodation attractively positioned and approached via a pedestrian path. Viewing warmly recommended.

- Vastly extended • Family semi • Five first floor bedrooms • 2 x first floor Bathrooms • Living room • Family room • Fitted kitchen • Gardens front and rear • Double glazing • Gas central heating

### LARGE ENTRANCE VESTIBULE

with stone tiled floor, double glazed window and door opening to an Inner Hallway with a tiled floor and staircase rising to the First Floor Landing.

### LIVING ROOM

17' 2" x 9' 3" (5.24m x 2.82m max)

with double glazed windows to both the front and rear, double panel radiator, tiled floor and chimney breast with hearth and sealed gas point.



### EXTENDED BREAKFAST KITCHEN

14' 0" x 16' 3" (4.29m max reducing to 3.72m x 4.96m max)

providing a range of wooden butchers block style work surfacing incorporating single drainer sink with mixer tap and offering a range of base units beneath with space and plumbing for washing machine, space for tumble dryer, space and plumbing for dishwasher and recess suitable for gas cooker with cooker hood over. Eye level wall units, down lighters, tiled floor, double glazed door to the side of the property and two double glazed windows to the rear.



### DINING ROOM

12' 11" x 9' 8" (3.94m x 2.97m)

with double glazed window to the front, radiator, tiled floor, door opening to a deep storage cupboard and larger square arch leading through to the



### FAMILY ROOM

24' 11" x 11' 10" (7.61m x 3.63m max reducing to 1.88m max)

Door from the Dining Room leads to the Family Room with double glazed window to the front and tiled floor together with double panel radiator and double glazed French doors to the rear garden.

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#### VALUATIONS & SURVEYS FOR PURCHASERS

As Chartered Surveyors we conduct a range of surveys and Valuation Reports for prospective purchasers, including RICS Homebuyer Reports and Valuation Condition Reports. Please telephone us for an informal discussion and competitive fee quotation which we trust will meet your survey requirements. We are, of course, precluded from undertaking surveys on properties that Margetts Warwick Limited are offering for sale.

#### NOTICE

These particulars do not constitute or form part of any offer, or contract, and a prospective purchaser must not rely on any statement made herein or made verbally as representative of any fact. Prospective purchasers should make their own inspections and survey and satisfy themselves as to the correctness of all such statements. Neither the agents, the owner, nor any other persons have any authority to make or give any representation or warranty whatsoever in relation to the property. No responsibility is accepted for any error or omission.

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### FIRST FLOOR LANDING

Off the Landing there is a boiler cupboard housing the Valliant gas fired central heating boiler and access to the roof space.



### BEDROOM ONE (FRONT)

11' 1" x 9' 2" (3.40m x 2.80m)  
with radiator and double glazed window.

### FAMILY BATHROOM ONE

with white suite having corner bath with mixer tap and tap secured handheld shower attachment, low-level WC with mixer tap and wash hand basin, tiled areas, heated towel rail, and obscured double glazed window.



### BEDROOM TWO (FRONT)

13' 1" x 9' 9" (4.01m x 2.99m)  
with radiator and double glazed window.



### FAMILY BATHROOM TWO

with white suite having panel bath with mixer tap and handheld shower attachment, together with adjustable Mira shower over the bath, low-level WC and wash hand basin together with tiled areas, obscured double glazed window, heated towel rail and extractor fan.



### **BEDROOM THREE (FRONT)**

11' 3" x 11' 11" (3.45m max x 3.65m max reducing to 1.48m max)

with view to the front of the property, double glazed window and double panel radiator.



### **OUTSIDE**

The property can be approached from the pedestrianised path from either Sandy Way or the Wellesbourne Road.

### **BEDROOM FOUR (REAR)**

13' 6" x 9' 0" (4.12m max x 2.76m max reducing to 1.87m max)

with double glazed window to the rear and double panel radiator.



### **GARDENS AND ACCESS**

To the front of the property there is an enclosed garden with two shaped lawned areas and rockery with shrubs and the garden is enclosed with a hedge, wall and fence. The pedestrianised side access leads to the Rear Garden which is mainly laid to lawn with patio adjoining the property. There is also a large timber garden shed.



### **BEDROOM FIVE (REAR)**

8' 4" x 8' 1" (2.55m x 2.48m)

with double glazed window and single panel radiator.

### **AGENTS NOTES**

We believe the property is freehold.

We believe all main services are connected.

Please note there is a planning application due for a quarry to be situated on the land outside Barford towards Wellesbourne. (Please ask for more details).