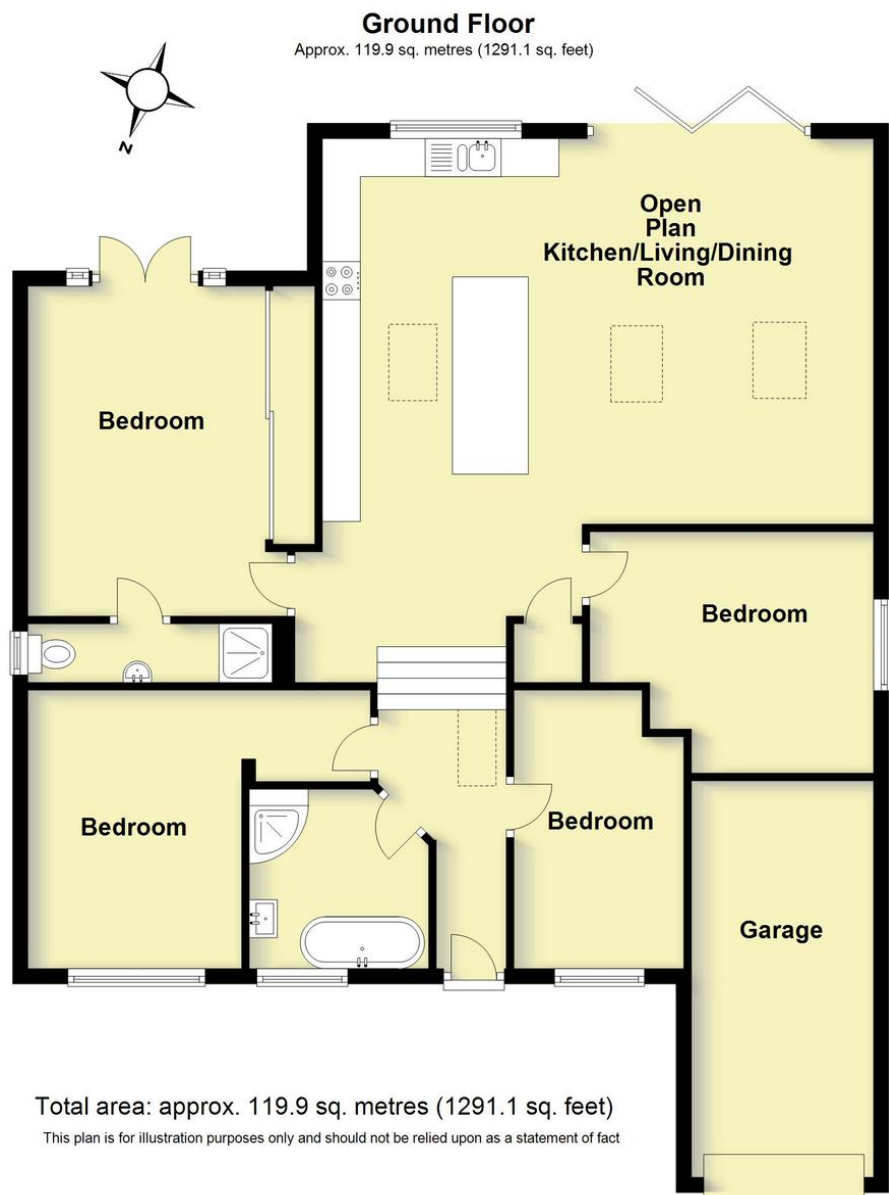




MARGETTS
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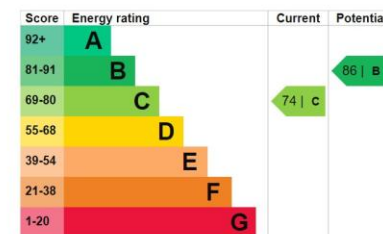
Total area: approx. 119.9 sq. metres (1291.1 sq. feet)

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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2 Berwick Close, Warwick, CV34 5UF

Guide Price £560,000 Freehold



Totally remodelled and refurbished, split level detached property with magnificent rooftop views to the rear across Warwick. Four bedrooms, open plan living kitchen, stunning balcony and terraced garden, off-road parking and single garage.

- Split level detached • Stunningly refurbished throughout • Built-in sound system • Zoned central heating • Underfloor heating • Beautiful balcony • Terraced gardens • Far-reaching views • Four bedrooms • Viewing highly recommended

Canopy porch with front door having double glazing opens into the Reception Hall with tiled floor, radiator, ceiling double glazed roof light. Steps lead to the

MAGNIFICENT LIVING SPACE

23' 9" x 20' 7" (7.26m x 6.28m reducing to 5.08m)

Beautiful Kitchen Area with central island unit. The unit provides a breakfast bar as well as additional storage beneath. Silestone work surfaces and splashbacks provide a stylish finish. The kitchen offers comprehensive storage facilities, including a pull out larder cupboard. Integrated kitchen appliances comprise a Bosch double oven with Bosch cooker hood, Bosch gas hob, Bosch fridge/freezer, Bosch washing machine, Bosch full-size dishwasher and tumble dryer. A double glazed window above the one and a quarter bowl Franke sink with mixer tap offers panoramic views towards St Mary's Church. There is a storage cupboard located off the open plan living area. This stunning south-facing room benefits from three Velux double glazed roof lights, down lighters, a ceiling fitted SONOS sounds system, radiators and electric underfloor heating. Double glazed bifold doors, with fitted integral blinds, open onto the terrace leading down to the garden.



MASTER BEDROOM (REAR)

14' 2" x 11' 2" (4.32m x 3.42m)

with down lighters and radiator. There is a full height, three door range of fitted, mirrored wardrobes with hanging rails and shelves. This magnificent room has double glazed French doors fitted with integral blinds, matching side windows opening onto a decked patio with gorgeous views beyond.



BEDROOM ONE BALCONY PHOTOGRAPH



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.

ENSUITE SHOWER ROOM

with fully tiled shower cubicle with rain shower and adjustable shower, wash hand basin with vanity units and mixer tap, mixer tap and shower made by GROHE, and wash hand basin with low-level WC with concealed cistern. Down lighters and double glazed window.



BEDROOM TWO (SIDE)

12' 4" x 10' 4" (3.78m max x 3.17m max reducing to 2.59m)
with down lighters, radiator and a glass window to the side of the property.



BEDROOM THREE (FRONT)

11' 10" x 9' 3" (3.63m x 2.84m with deep door recess measuring 1.74m x 1.20m)
with radiator, down lighters and double glazed window to the front of the property.



BEDROOM FOUR

12' 1" x 7' 0" (3.70m max x 2.15m max)
with down lighters, radiator and double glazed window to the front of the property.



BEAUTIFULLY REFITTED BATHROOM

with contemporary modern white suite with a bath having a GROHE mixer tap, separate tiled shower cubicle with a GROHE rain shower and adjustable handheld shower with screen, wash hand basin with GROHE mixer tap and vanity cupboard beneath. Large tiled areas and tiled floor together with heated towel rail and down lighters.



OUTSIDE

The front of the property has a large parking area laid to chippings providing parking and giving access to the

ATTACHED SINGLE GARAGE

17' 3" x 8' 7" (5.26m max x 2.62m)

with electrically operated roller garage door, and wall mounted Baxi combination boiler.

GARDENS

Path leads to the front of the property but also gives access via the side of the property to the magnificent rear garden. The rear garden is a sight to behold! Taking in far-reaching rooftop views across Warwick, the low maintenance, terraced garden has an extensive decking area, astro-turf lawn and additional terrace providing opportunities for al-fresco dining.

AGENTS NOTES

The property benefits from zoned central heating. Smart controls heat to separate zones.

We believe the property is freehold and all mains services are connected.

Viewings are strictly by prior appointment through the agents.