

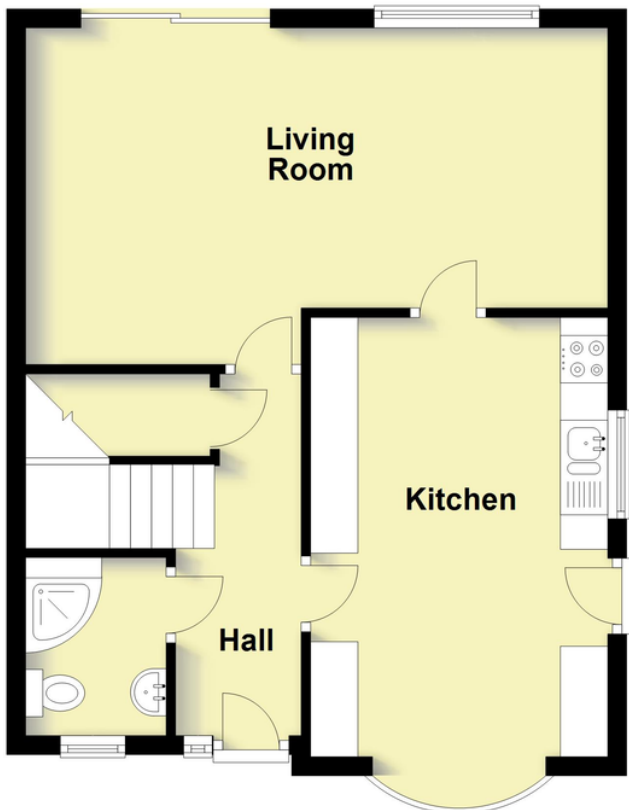


MARGETTS
ESTABLISHED 1806

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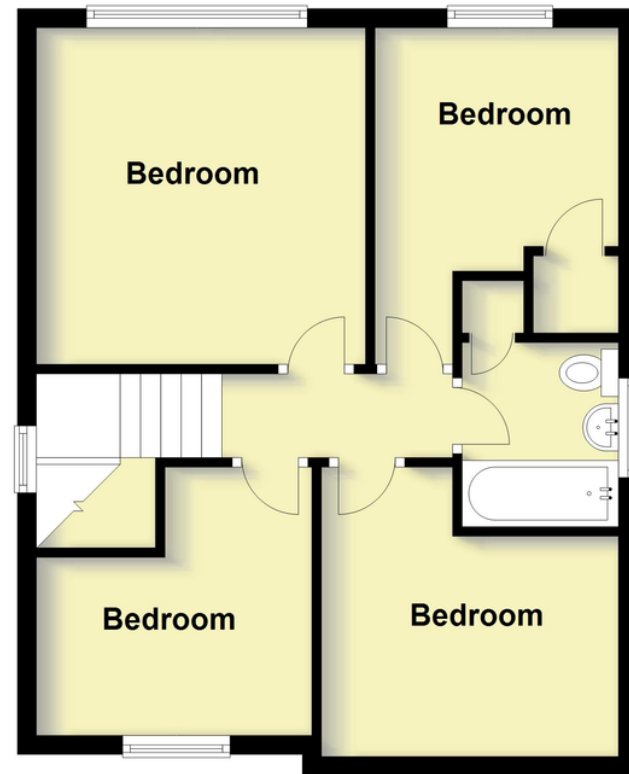
Ground Floor

Approx. 47.0 sq. metres (505.5 sq. feet)



First Floor

Approx. 46.7 sq. metres (502.7 sq. feet)

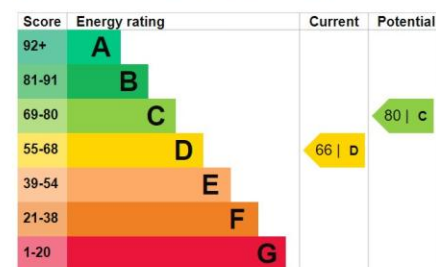


Total area: approx. 93.7 sq. metres (1008.2 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact

Energy efficiency rating for this property

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

[See how to improve this property's energy performance.](#)



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33 Knoll Drive, Woodloes Park, Warwick, CV34 5YQ

Offers Over £400,000 Freehold



Extremely well presented, four bedroom, detached family home occupying a corner plot and located just a short walk from Woodloes School and the Woodloes parade of shops. The property has a refitted bathroom and kitchen, together with double glazing, gas central heating, gardens and single garage.

- Four bedroom detached • Corner plot • Sought after location • Very handy for school and shops • Kitchen • Bathroom • Downstairs cloak/shower room (2020) • Garage • Driveway •

Extremely well presented, four bedroom, detached family home occupying a corner plot and located just a short walk from Woodloes School and the Woodloes parade of shops. The property has a refitted bathroom and kitchen, together with double glazing, gas central heating, gardens and single garage.

Double glazed front door with matching side window opens into the Reception Hall with radiator and door opening to a deep under stairs storage cupboard.



USEFUL DOWNSTAIRS SHOWER ROOM

This was a recent addition in 2020 with fully tiled shower cubicle, wash handbasin, low-level WC, tiled floor with underfloor heating and tiled walls together with obscured double glazed window.



FULL WIDTH LOUNGE/DINING ROOM

20' 1" x 11' 7" (6.14m x 3.54m max reducing to 2.93m) with double glazed window and sliding patio door opening to the rear garden, TV point, radiator, and return door to the

BREAKFAST KITCHEN

15' 3" x 10' 3" (4.65m x 3.13m)

with roll edged work surfacing extending around the room incorporating a 1 1/4 bowl single drainer, stainless steel sink with mixer tap. Four ring gas hob with electric oven under, larder cupboard incorporating the Bosch integrated fridge and freezer. Range of eyelevel wall cupboards incorporating the Worcester gas fired central heating boiler, radiator, double glazed bow window to the front of the property and return door to the Entrance Hall.



Staircase from the Reception Hall leads to the First Floor Landing with double glazed window to the side.

BEDROOM ONE (REAR)

11' 9" x 11' 4" (3.60m x 3.47m)

overlooking the rear garden and with radiator.



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.

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BEDROOM TWO (FRONT)

10' 5" x 10' 2" (3.19m x 3.10m max reducing to 2.37m)
with window to the front and radiator.



FAMILY BATHROOM

with a white suite having panelled bath with mixer tap and a Mira Sport adjustable shower over, wash hand basin with mixer tap and low-level WC, tiled walls and floor, heated towel rail, obscured double glazed window, and door opening to a linen cupboard with slatted wood shelf.



FRONT GARDEN AND PARKING

To the front of the property there is a lawned fore garden and driveway providing parking and giving access to the

BEDROOM THREE (FRONT)

10' 1" x 9' 6" (3.09m max inc. bulkhead reducing to 2.21m x 2.91m)
with double glazed window to the front and radiator.
Access to the roof space.



BEDROOM FOUR (REAR)

8' 7" x 11' 9" (2.62m x 3.59m into door recess reducing to 2.43m)
with radiator and double glazed window to the rear. The dimensions exclude a single door, built-in cupboard with shelving.

DETACHED SINGLE GARAGE

with up and over door.

REAR GARDEN

The rear garden enjoys a shaped lawn with perimeter borders stocked with trees and shrubs. There is also pedestrian access at the side of the property.



AGENTS NOTES

In 2021 we are informed a new combi boiler together with new radiators was installed along with new fitted carpets and flooring in the kitchen, plus an electric fire in the lounge.

We believe all main services are connected.

We are informed the property is freehold.

Viewings are strictly by prior appointment through the agents.