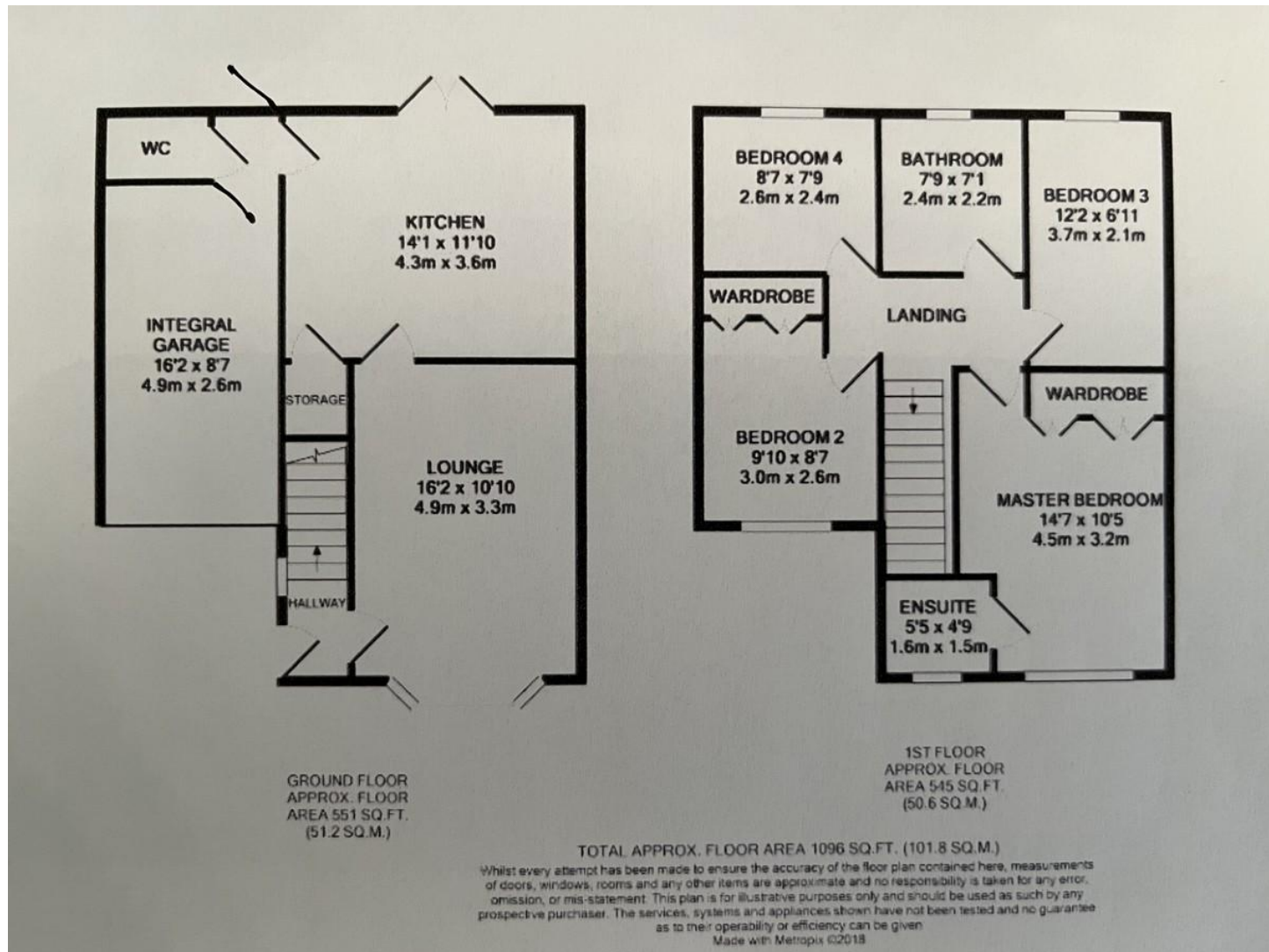




MARGETTS
ESTABLISHED 1806

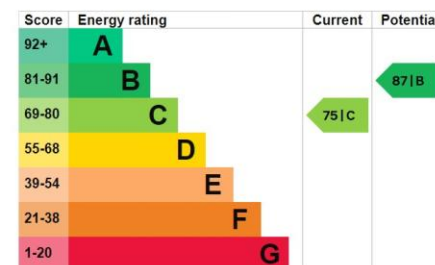
CHARTERED SURVEYORS • LAND AGENTS • ESTATE AGENTS • LETTING AGENTS



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.](#)



MARGETTS
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24 Hardwick Field Lane, Warwick, CV34 6LN

Guide Price £449,950 Freehold



A truly immaculate, four bedroom, detached, family home in a superb setting, handy for the central shops of the development and lake side walks together with good access to both the A46 and M40.

- Four bedroom detached • Superb location • Immaculately presented • Lounge • Rear hallway • Cloakroom • Ensuite shower room • Family bathroom • Off-road parking • Garage

A truly immaculate, four bedroom, detached, family home in a superb setting, handy for the central shops of the development and lake side walks together with good access to both the A46 and M40.

Canopy porch and double glazed front door opens into the Reception hall with wood effect flooring, radiator, and double glazed window.

LOUNGE

16' 10" x 10' 8" (5.14m max into bay x 3.26m)
with bay window to the front of the property overlooking the children's play area, double and single radiator and laminate flooring.



FITTED DINING KITCHEN

14' 1" x 11' 9" (4.30m x 3.59m)
with roll edge work surfacing extending around the room, incorporating a 1 1/4 bowl single drainer to sink with mixer tap and a four ring gas hob and space and plumbing for washing machine, dishwasher and Bosch electric oven. Space for a tall larder style fridge freezer and range of eye level wall cupboards incorporating the Bosch cooker hood. Tiled floor and double glazed patio doors with matching side windows opening onto the rear garden. Door to under stairs storage cupboard and double panel radiator.



REAR HALL

with tiled floor and double glazed door to the rear garden.

DOWNSTAIRS CLOAKROOM

with white suite, having wash hand basin, low level WC, radiator and a glazed window together with wall mounted Potterton gas fired central heating boiler.



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.

Staircase from the Entrance Hall leads to the First Floor Landing with access to the roof space.

BEDROOM ONE (FRONT)

14' 9" x 10' 8" (4.50m max inc. wardrobes & into door recess x 3.27m)

with window to the front overlooking the children's play area, single panel radiator, two double door, full height, fitted wardrobes and door opening to the over stairs airing cupboard housing the insulated hot water cylinder.



ENSUITE SHOWER ROOM

with shower cubicle with rain shower and adjustable shower over, low-level WC, wash, handbasin, shaver point, heated towel rail and obscured double glazed window.



BEDROOM TWO (FRONT)

9' 10" x 8' 9" (3.02m partly under eaves x 2.67m) with dormer style double glazed window to the front, radiator and the dimensions exclude a double door, full height fitted wardrobe with hanging rail and shelf.



BEDROOM THREE (REAR)

12' 1" x 8' 11" (3.69m x 2.74m) with 2 double glazed window to the rear and radiator.



BEDROOM FOUR (REAR)

8' 10" x 7' 8" (2.70m max x 2.36m max) with radiator and double glazed window to the rear.



We believe the property to be freehold.
We believe all main services are connected.
Viewings are strictly by prior appointment through the agents.
Council Tax Band E - Local Authority: Warwick District Council.

BATHROOM

has a white suite with panelled bath with mixer tap, and adjustable shower over, wash hand basin, low-level WC large tiled areas, double glazed window, radiator, extractor fan, and shaver point.



OUTSIDE

To the front of the property, there is a shaped fore lawn with paths leading to the front door and driveway, providing parking and giving access to the

INTEGRAL SINGLE GARAGE

16' 2" x 8' 9" (4.93m x 2.67m)
with electric light, power and door into the Rear Hall.

REAR GARDEN

is mainly laid to lawn with perimeter paving and patio area together with established trees and timber garden shed.