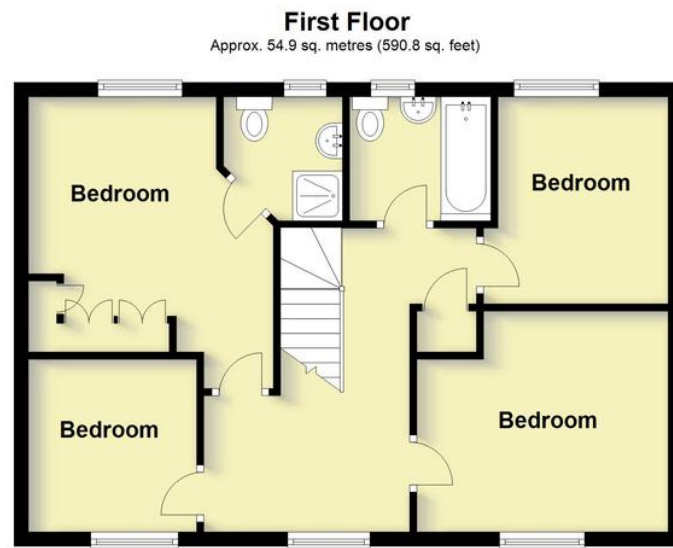
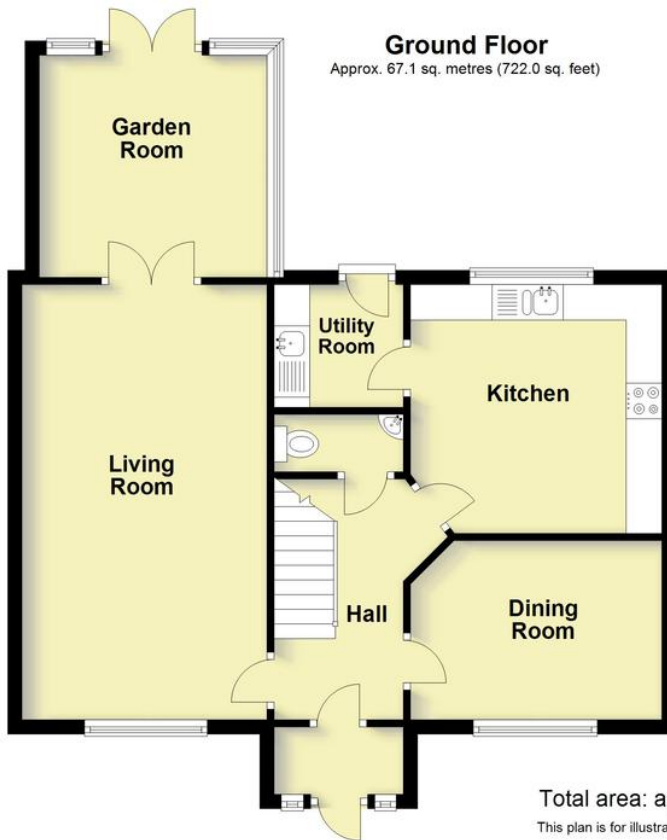




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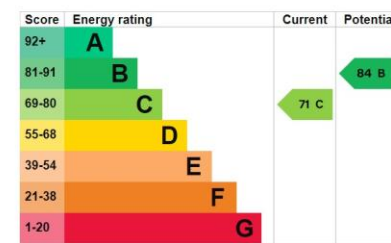


Total area: approx. 122.0 sq. metres (1312.8 sq. feet)  
This plan is for illustration purposes only and should not be relied upon as a statement of fact

**Energy rating and score**

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

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



The graph shows this property's current and potential energy rating.



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**11 Blackbades Boulevard, Chase Meadow, Warwick, CV34 6DT**

Guide Price £500,000 Freehold



The beautiful, extended Persimmon Homes built double fronted four bedroom detached home is of a style rarely seen on the open market. Superbly presented and boasting a truly delightful rear garden room. There is also a large lounge, separate dining room and utility room. Ensuite to bedroom 1. Delightful setting with attractive front aspect and views. Viewing warmly recommended.

- Persimmon Homes build • Sizeable four bedroom detached. • Family bathroom inc shower • Ensuite shower room. • Cloakroom. Utility Room • Large through lounge • Superb garden room/conservatory. • Separate dining room • Breakfast or dining kitchen • Delightful Gardens. Drive and Garage

### ENTRANCE PORCH

Extension provides an Entrance Storm Porch with double glazed door and windows and further door opens into the;

### RECEPTION HALL

With engineered oak flooring, coved ceiling and under stairs storage area.

### CLOAKROOM

With refitted suite having low-level WC with concealed cistern, corner wash hand basin with mixer tap and cupboard beneath, tiled areas and radiator.

### IMPRESSIVE LOUNGE

20' 3" x 11' 3" (6.18m x 3.44m)

With fire setting, having coal affect gas fire with hearth, 2 x radiators, television connection point, double glazed window, coved ceiling and double glazed doors open into the;



### GARDEN ROOM/CONSERVATORY

11' 1" x 10' 4" (3.38m x 3.16m)

With tiled floor and double glazed windows and patio doors opening onto the Garden.



### SEPERATE DINING ROOM - FRONT

11' 3" max x 8' 3" max (3.54m x 2.51m)

With radiator and double glazed window.



### BREAKFAST KITCHEN

11' 4" max x 11' 2" max (3.46m x 3.42m)

With roll edge worksurface fitted to two walls with 1 1/4 bowl single drainer stainless steel sink unit with mixer tap, and a four ring gas hob. Base unit under incorporating the double oven and leaving space for appliances and washing machine. Eye level wall cupboards with cooker hood, tiled splashback's, double panel radiator, window and door through to the;



#### 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.

### **UTILITY ROOM**

5' 6" x 6' 3" (1.7m x 1.93m)

With roll edge work surfacing incorporating a single drainer sink with base unit beneath and space for appliances under. Double door eye level wall unit. Wall mounted Worcester gas fired central heating boiler (replaced Jan 2023), radiator and door to the rear.

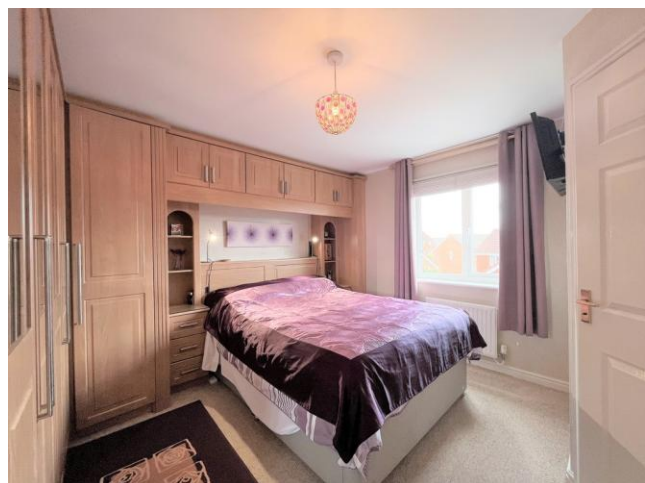
### **STAIRS AND LANDING**

With access to the roof space and door opening to a Airing Cupboard with hot water tank and slatted wood shelf. The landing has a double glazed window enjoying open views to the front. Radiator.

### **BEDROOM 1 - REAR**

12' 2" max x 11' 6" max (3.72m x 3.52m)

With double glazed window and radiator, this delightful room incorporates a comprehensive range of fitted bedroom furniture including wardrobes, bedside cabinets, and eye level storage units.



### **ENSUITE SHOWER ROOM**

With fully tiled shower cubicle, wash hand basin with mixer tap and cupboard beneath, and low-level WC with concealed cistern. Radiator and double glazed window. Extractor fan.

### **BEDROOM 2 - FRONT**

11' 7" max x 10' 5" max (3.54m x 3.18m)

With double glazed window affording attractive views and radiator.



### **BEDROOM 3 - REAR**

9' 6" x 6' 6" (2.9m x 2.38m)

With double glazed window and radiator.



#### **BEDROOM 4 - FRONT**

8' 3" x 7' 9" (2.52m x 2.37m)

With radiator and double glazed window again affording attractive views.

#### **GENERAL INFORMATION**

All mains services are connected.

We believe the property to be freehold.



#### **FAMILY BATHROOM**

Has a white suite with panelled bath having tap secured adjustable shower and further Triton shower over. Wash basin and low level WC with concealed cistern. Radiator and tiled areas together with extractor fan double glazed window.

#### **OUTSIDE**

To the front of the property there are shaped lawns with perimeter borders and path leading to the front door.

Driveway, provides parking and giving access to a;

#### **SINGLE GARAGE**

With a up-and-over door.

#### **REAR GARDEN**

Beautifully maintained by the present owners with shaped lawn and borders stocked with shrubs and plants. Timber garden shed.