

Sumner Close, Warwick

Distinctive Collection

HAWKESFORD





Sumner Close

Warwick, CV35 8SQ

Offers over £400,000

Forget cookie-cutter... this stylish three-bedroom detached home in ever-popular Hampton Magna has personality in spades!

The heart of the home is the fabulous rear extension, creating an impressive open-plan kitchen, dining and living space that's made for entertaining, complete with a cosy wood burner for those chilly evenings and bi-fold doors opening seamlessly onto the beautifully landscaped garden.

Need extra flexibility? There's a second reception room on the ground floor that's perfect as a snug, home office or even bedroom four, alongside a handy downstairs WC. And cat lovers, prepare to smile – the under-stairs cupboard has been cleverly transformed into its very own dedicated cat room!

Upstairs you'll find three generous bedrooms and a sleek, modern family bathroom, offering plenty of space for growing families.

Outside, the rear garden is a real treat, with a striking porcelain tiled patio, immaculate lawn and plenty of room to relax, dine and entertain. To the front, a private driveway provides off-road parking.

A home that's packed with style, space and a little bit of character – this one is guaranteed to turn heads!









- Three/Four Bedroom Detached Home
- Rear Extension Creating a Large Open Plan Kitchen Living Dining Room
- Additional Reception Room/Bedroom Four
- Downstairs WC and Large, Bright Entrance Hall
- First Floor Family Bathroom
- No Upward Chain
- Attractive Rear Garden
- Tarmac Driveway to Front
- Fabulous Commuter Links
- EPC - C












MORTAL KOMBAT







The Property

Entrance
Entrance to the property is via a composite front door to side elevation which leads in to the bright and airy entrance hall, large double glazed window to front elevation, wood effect flooring, neutral decor to walls and ceiling, gas central heating radiator, light points to ceiling, carpeted stairs lead up to first floor landing, white painted doors lead in to all rooms including the under stairs storage cupboard (currently used as the cats boudoir!)

Down Stairs WC
Tiled to floor with neutral decor to walls and ceiling, obscure glazed, double glazed window to side elevation, LED spotlights to ceiling. Fitted with a white basin with chrome hot and cold mixer tap with cupboard below, white low level WC with chrome push flush.

Reception Two/Bedroom Four
2.249m x 4.677m (7'4" x 15'4")
Accessed from the entrance hall and being carpeted to floor with neutral decor to walls and ceiling, double glazed window to front elevation, modern, graphite coloured, tall gas central heating radiator, light points to ceiling and high level double doors which house the fuse box, gas and electric meter.

Kitchen, Living, Dining Room
7.314m x 5.489m (23'11" x 18'0")
Accessed off the entrance hall and having wood effect flooring and a continuation of the neutral decor to walls and ceiling. Door leading in to the living room area and a door leading in to the kitchen.
The kitchen is fitted with a range of base and wall units with a grey frontage, brushed chrome handle and a melamine work surface, walls are tiled to full height, double glazed window to side elevation, LED spotlights to ceiling and integrated appliances of an electric double oven, microwave, induction hob with extractor over, full sized dishwasher, full height fridge, full height freezer, washing machine, sink with matching drainer with chrome hot and cold mixer tap, combi boiler and a breakfast bar with seating for three with two pendant lights over.
The dining area has two graphite coloured, double glazed bi-fold doors which lead out in to the garden, three light wells to ceiling, LED spotlights to ceiling and a graphite coloured double glazed window to side elevation with a gas central heating radiator below.
The living area is carpeted to floor, LED spotlights to ceiling and there is an inglenook fireplace with wrought iron wood burner.

From the entrance hall, carpeted stairs lead up to the first floor landing where there is a continuation of the carpet and decor, two Velux windows to high level, gas central heating radiator, loft hatch and light point to ceiling. White painted doors lead in to all rooms

Bedroom One
2.721m x 3.836m (8'11" x 12'7")
Carpeted to floor, neutral decor to walls and ceiling, double glazed window to rear elevation, gas central heating radiator below, light point to ceiling and there are three white fronted, double fitted wardrobes.

Bedroom Two
2.725m x 2.843m (3.582 under the window) (8'11" x 9'3" (11'9" under the window))
Carpeted to floor, neutral decor to walls and ceiling, double glazed window to high level to front elevation, light point to ceiling and gas central heating radiator.

Bedroom Three
2.875m x 2.596m (9'5" x 8'6")
Carpeted to floor, neutral decor to walls and ceiling, double glazed window to rear elevation, light point to ceiling and gas central heating radiator.

Family Bathroom
Tile effect flooring, neutral decor with walls being tiled to full height around bath and basin. Obscure glazed, double glazed window to side elevation, light point and extractor to ceiling. Fitted with a chrome heated towel rail, white low level WC, white basin with chrome hot and cold mixer tap with double cupboard below, white bath with chrome hot and cold taps with chrome shower controls and attachments.

Outside Front
Tarmac driveway providing off street parking for three cars and a well stocked flower bed. Outside lighting.

Outside Rear
The rear garden is well maintained with a porcelain tiled patio which runs the width of the property and down the side to a full height gate which gives access out to the front. The other side return has a covered storage area and an outdoor electric socket.
From the patio four steps up lead to the lawn which has a raised planter border. Outside lighting and tap.

Services
All mains services are believed to be connected.

Tenure
We believe the property to be Freehold. The agent has not checked the legal status to verify the Freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

Council Tax
We understand the property to be Band D.

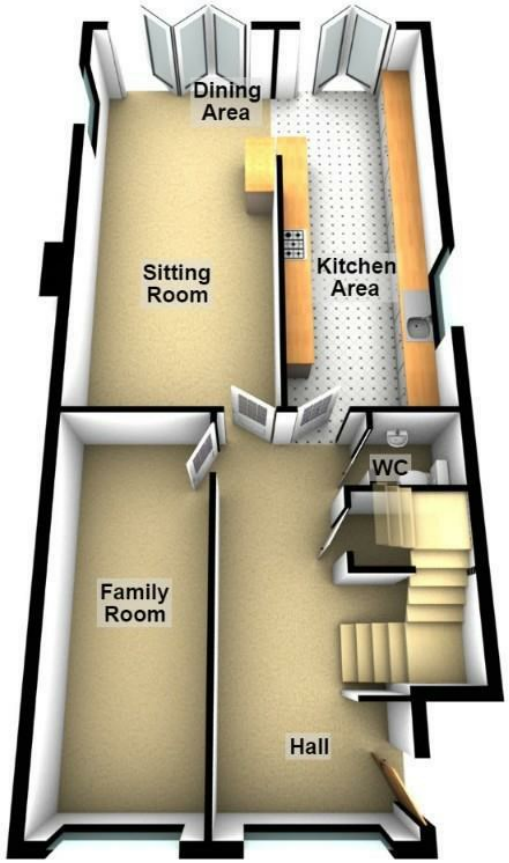
Viewing
Strictly by appointment through the Agents on 01926 411 480.

Special Note
All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

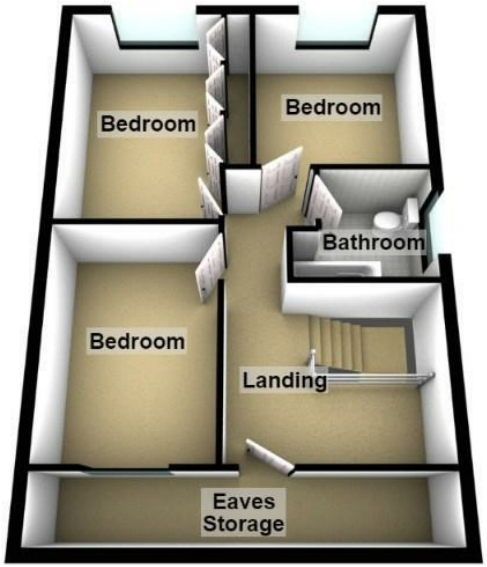
Photographs
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Disclaimer
Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute and part of an offer or contract. The seller does not take make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide; about the property is verified on inspection and also by your conveyancer.

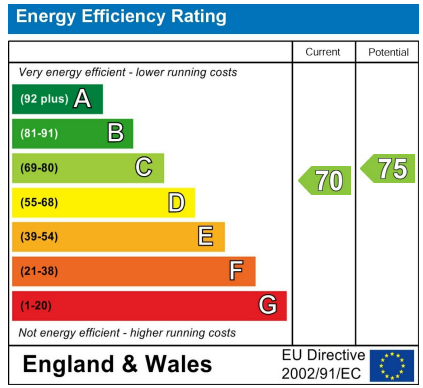
Ground Floor



First Floor



Total area: approx. 130.3 sq. metres (1402.7 sq. feet)





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