



Clinton Avenue, Hampton Magna, Warwick, CV35 8TX

£449,950

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Situated in the delightful village of Hampton Magna, this deceptively spacious 4/5 bed roomed detached bungalow overlooks beautiful rolling countryside and occupies a large corner position. The property is located at the end of a quiet cul-de-sac and benefits from idyllic countryside walks on the doorstep and just a 10 minute walk to the local shop/post office and 13 minute walk to Warwick Parkway Train Station with direct links to Birmingham and London Marylebone.

The village of Hampton Magna lies on the edge of Warwick, with local amenities to include; shop/post office, pub, cafe and popular primary school. Within walking distance to Warwick Parkway Train Station which takes you to Birmingham or London Marylebone Station. Hampton on the Hill also provides easy access to the major road links, A46, M40 and M42 to Birmingham Airport.

ENTRANCE HALL 3.99m max x 3.45m max (13'1" max x 11'3" max)

An L-Shaped hall with Karndean flooring, radiator, UPVC double glazed window to the front, glazed roof light and door opening into:-

OPEN PLAN LIVING ROOM AND KITCHEN - 7.43m x 5.02m (24'4" x 16'5")

An impressive open plan kitchen/living room features stunning views over the rolling Warwickshire countryside beyond.

LIVING ROOM

UPVC double glazed sliding patio door to the rear garden with stunning views over the fields beyond. Radiator. Door to inner hall, Feature log burner stove on slate hearth and Karndean flooring.





KITCHEN AREA

Modern shaker style kitchen features a range of wall, base and drawer units with laminate worktops over and matching up-stands. Breakfast bar with space for two bar stools. Built in 'eye level' oven and grill. Inset 4-ring induction hob with chimney style extractor hood over. Inset 1 1/4 sink unit with chrome mixer tap. Space and plumbing for a dishwasher and space for a fridge/freezer. UPVC double glazed door and window to the rear garden. Space for a table and chairs. Large UPVC double glazed picture window overlooking the rear garden and countryside beyond.

From the Kitchen, a door opens into:-

STUDY/ BEDROOM FIVE - 4.17m x 2.54m (13'8" x 8'3")

Currently used as a study / guest bedroom with UPVC double glazed patio door and window to the rear garden, Karndean flooring and radiator.



INNER HALL

With doors to three bedrooms and bathroom. Airing cupboard housing the 'Vaillant' gas fired combi boiler. Loft hatch to a partially boarded loft with lighting and housing the hot water tank.

BEDROOM ONE - 3.87m x 3.61m (12'8" x 11'10") - With UPVC double glazed window to the front, radiator and fitted wardrobe with hanging rail and shelving.



BEDROOM TWO - 3.84m x 3.10m (12'7" x 10'2") - With UPVC double glazed window to the front, radiator and two fitted wardrobes with hanging rail and shelving.

BEDROOM THREE - 3.16m x 2.72m (10'4" x 8'11") - With UPVC double glazed picture window overlooking the rear garden and countryside beyond, radiator and 3-door fitted wardrobe with hanging rail, shelving and storage cupboards over.

FAMILY BATHROOM - Three piece white suite comprising; panelled bath, low level W.C and vanity unit with inset wash hand basin. Chrome ladder style heated towel rail, tiling to splash backs and UPVC obscure double glazed window to the side.

From the hall, a door opens into:-

BEDROOM FOUR - 4.74m x 2.40m (15'6" x 7'10")

UPVC double glazed window to the front, radiator and door to meter cupboard with power and cold water tap.

From the hall, a door opens into:-

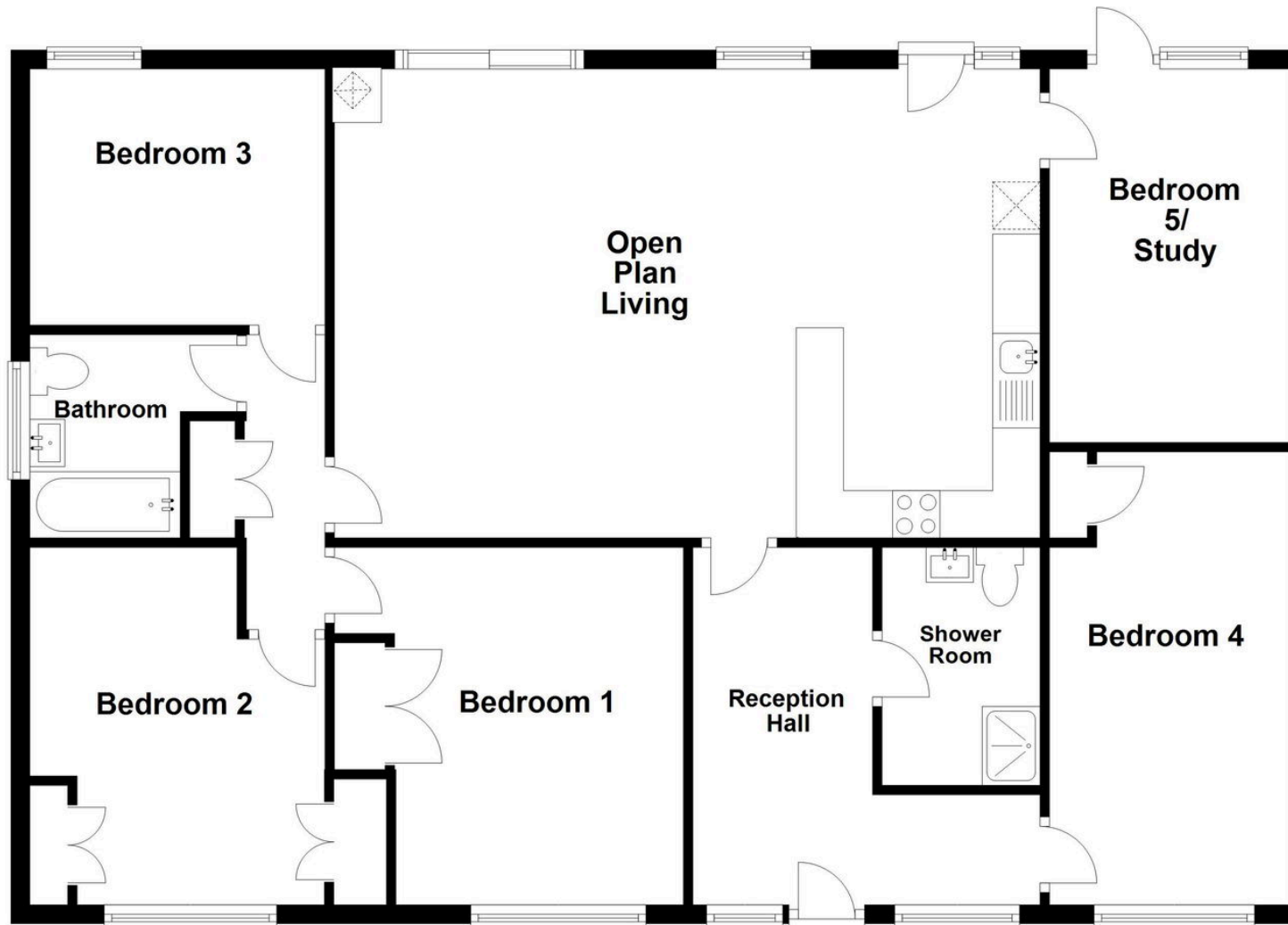
SHOWER ROOM - 2.51m x 1.67m (8'2" x 5'5")

Karndean flooring, shower unit with mains fed 'Drench Head' shower and additional hand held attachment over, vanity unit with inset wash hand basin and low level W.C with concealed cistern, chrome ladder style heated towel rail, glazed roof light, space and plumbing for an automatic washing machine and tumble dryer.



Bungalow

Approx. 117.7 sq. metres (1267.0 sq. feet)



Total area: approx. 117.7 sq. metres (1267.0 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.
Plan produced using PlanUp.