

Peter Clarke



42 Summers Way, Moreton-in-Marsh, GL56 0GA



- Beautifully Presented Four Bedroom Detached Property
- Dual Aspect Sitting Room with Doors to Rear Garden
- Dual Aspect Kitchen/Dining Room
- Utility Room & Cloak Room to the Ground Floor
- Four Bedrooms, Two with Built in Wardrobes & Main Bedroom with En-Suite
- Landscaped Low Maintenance Rear Garden
- Garage & Off Road Parking Space



Offers Over £550,000

A beautifully presented, spacious four bedroom detached property situated on the edge of a residential development in Moreton in Marsh. Moreton in Marsh is a north Cotswold town offering a broad range of local amenities, with library, post office, primary school, North Cotswold Hospital, sports facilities and swimming pool open to the public at the renowned Fire College, pubs, hotels and many specialist shops. Moreton In Marsh also has its train station, with a direct line running regularly between Worcester and London Paddington.

#### ACCOMMODATION

The front door leads into an entrance hall which has a cloakroom, under stairs storage cupboard and stairs leading to the first floor. The sitting room is dual aspect with double doors leading out to the rear garden. The kitchen/dining room is also dual aspect and has a superb range of base, wall and drawer units with work surfaces over providing ample storage. Integrated appliances include a fridge/freezer, dishwasher, electric double oven and induction hob with extractor above. A door leads through to the utility room which has space and plumbing for a washing machine, storage and a wall mounted boiler. A door leads out to the rear garden. To the first floor the main bedroom has built in wardrobes and an en-suite shower room. There are three further bedrooms (one is currently used as a home office) and a bathroom. The rear garden has been professionally landscaped by the current owners and provides a wonderful space for entertaining. There is pedestrian access into the garage which has power and light, an up and over door with allocated parking to the front of it.

#### GENERAL INFORMATION

**TENURE** The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

**SERVICES** We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However, this should be checked by your solicitor before exchange of contracts. Gas central heating. There is an annual service charge levied for the upkeep of communal areas.

**RIGHTS OF WAY** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority Stratford on Avon District Council and is understood to lie in Band E.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING C:** A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the Selling Agents.

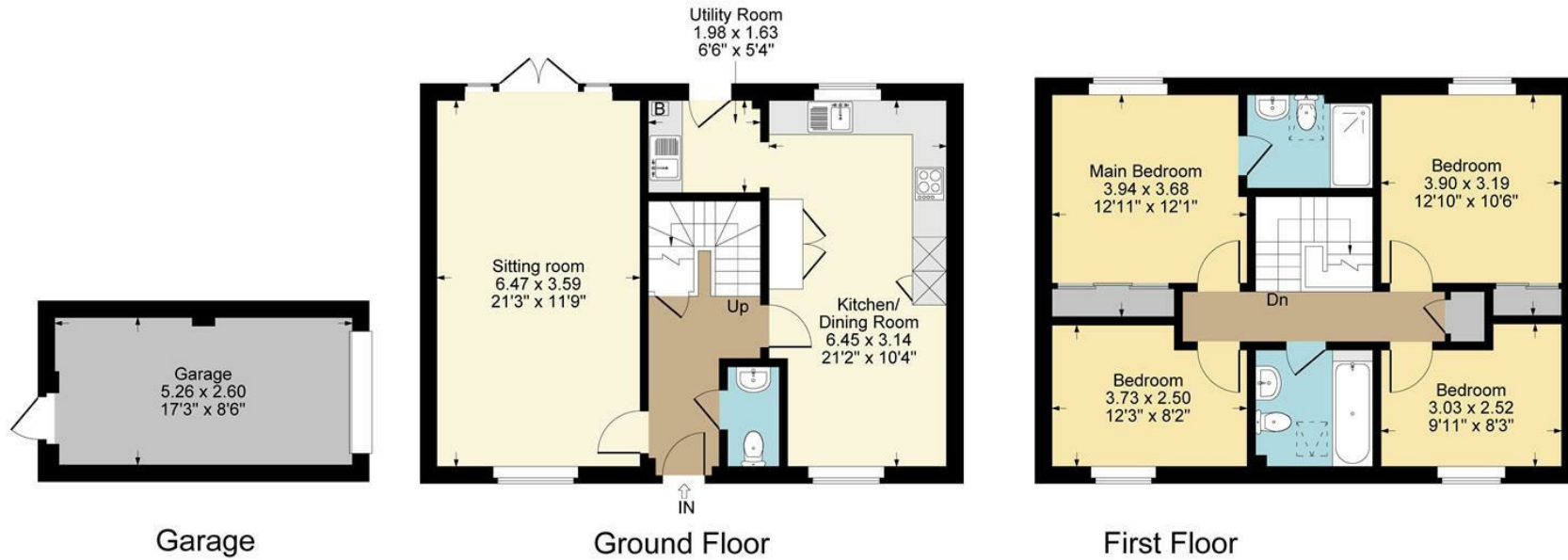
**REGULATED BY RICS**



**42 Summers Way, Moreton-in-Marsh**

Approximate Gross Internal Area  
Ground Floor = 58.83 sq m / 633 sq ft  
First Floor = 59.19 sq m / 637 sq ft  
Garage = 13.67 sq m / 147 sq ft  
Total Area = 131.69 sq m / 1417 sq ft

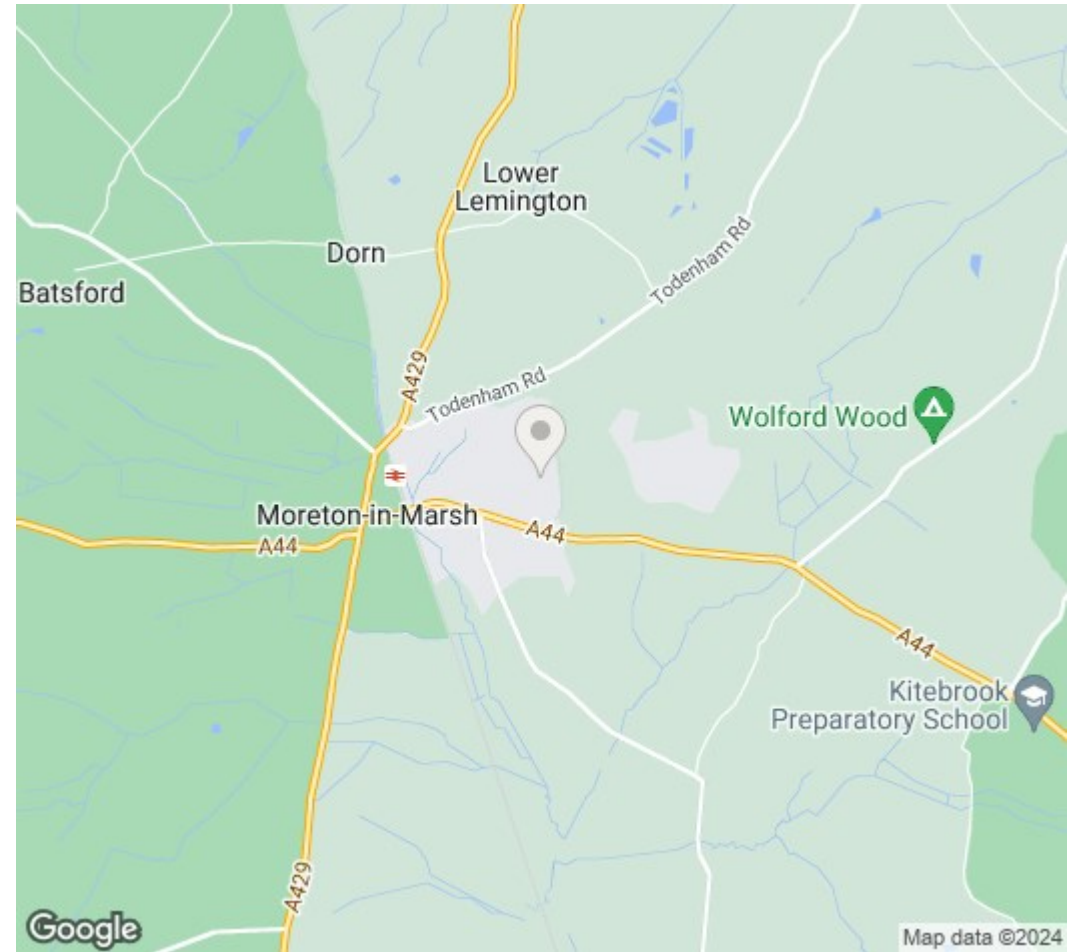
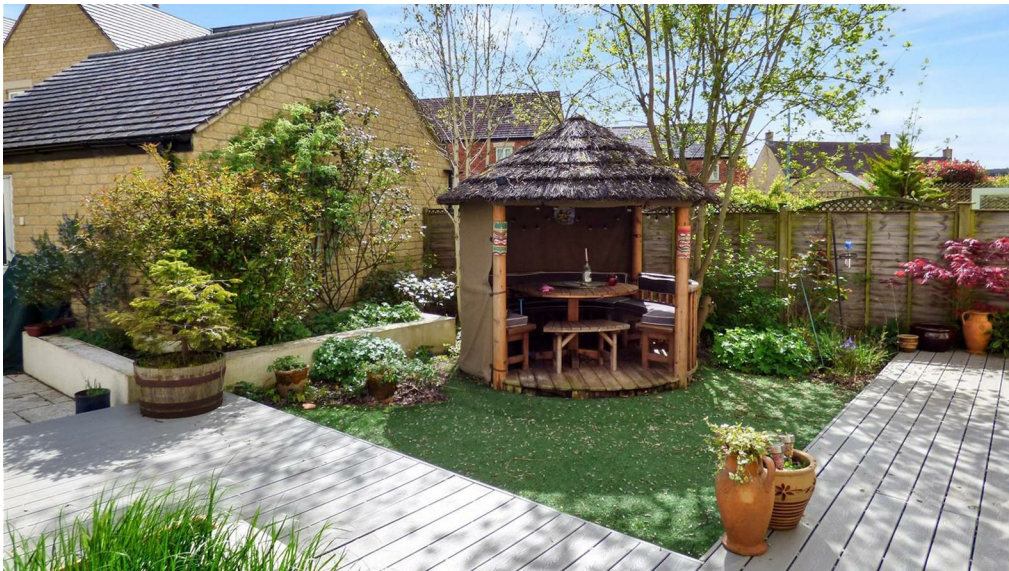
Illustration for identification purposes only,  
measurements are approximate, not to scale.



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