

Peter Clarke



5 Hawkins Way, Newbold on Stour, CV37 8FG



- Detached Property Built by Lion Court Homes in 2019
- Three Double Bedrooms, En Suite & Bathroom
- Dual Aspect Sitting Room
- Kitchen/Dining Room with Integrated Appliances
- Utility Room & Ground Floor Cloakroom
- South Facing Rear Garden
- Garage & Off Road Parking



£465,000

A detached three bedroom property built by Lion Court Homes in 2019. The property is well presented and spacious with a high quality finish including oak interior doors, Amtico flooring, integrated appliances and is on a south facing corner plot which is not overlooked. A garage and driveway provide off road parking. Viewing is highly recommended to appreciate the accommodation on offer.

#### ACCOMMODATION

The entrance hall has stairs leading to the first floor, a cloakroom and doors leading to the sitting room and kitchen/dining room. The kitchen has a range of ivory gloss fronted, base, wall and drawer units with work surfaces over. Integrated appliances include double eye level oven, five burner gas hob with extractor above, dish washer and fridge/freezer. Double doors lead out to the rear garden. The utility room has storage, space and plumbing for washing machine, wall mounted gas boiler and under stairs storage cupboard. To the first floor the main bedroom is dual aspect and has a dressing area with fitted wardrobes which is currently used as a study and leads onto the en-suite shower room. There are two further double bedrooms and a bathroom. The rear garden has a patio area, established borders and a lawn with walled and fenced boundary and gate giving access to the front of the property. There is a driveway and detached garage providing off road parking.

#### GENERAL INFORMATION

**TENURE** The property is understood to be freehold. There is understood to be a management charge of £300 per annum. 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.

**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.

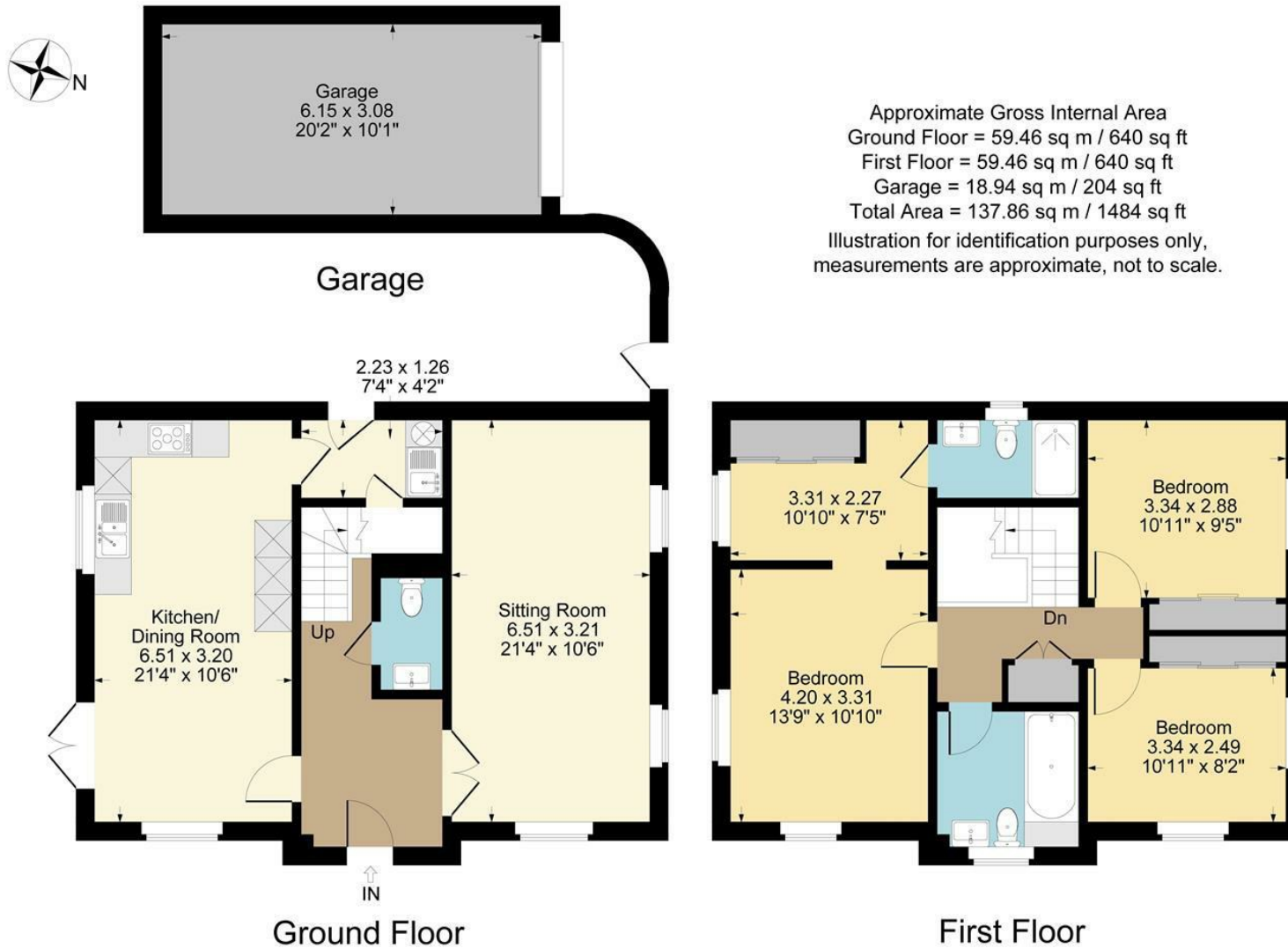
**COUNCIL TAX:** Council Tax is levied by the Local Authority Stratford on Avon District Council and is understood to lie in Band F.

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

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



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