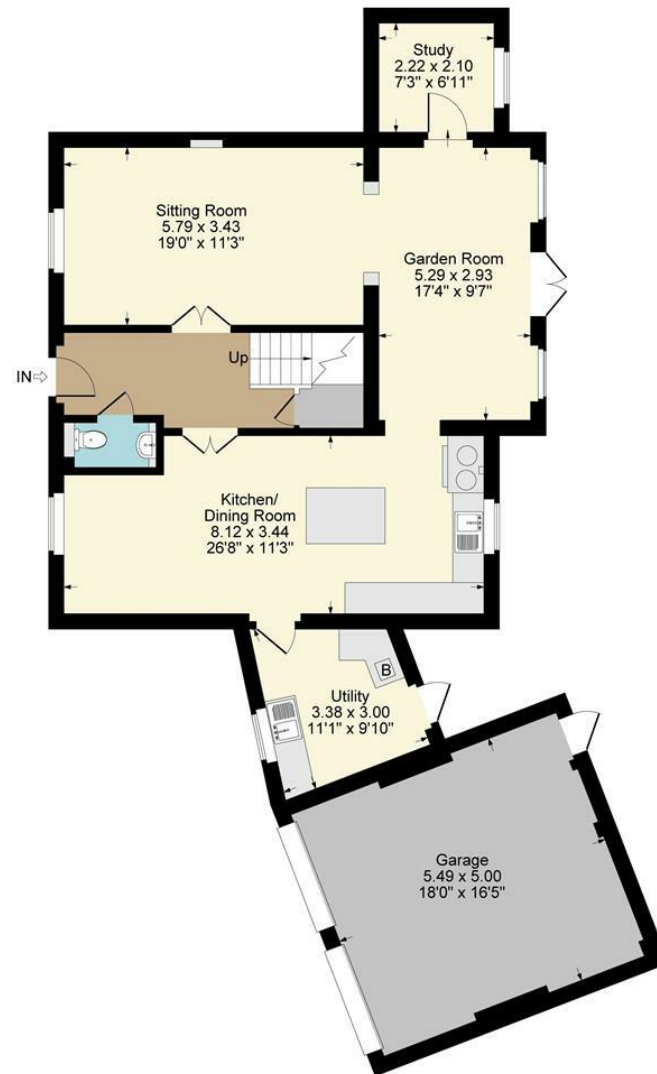


Peter Clarke

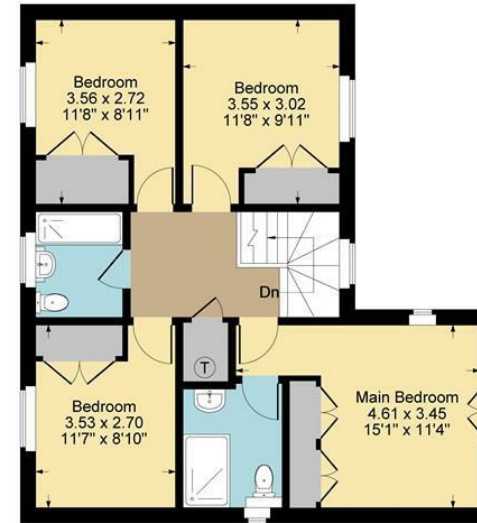


47 Hawthorn Way, Shipston-on-Stour, Warwickshire, CV36 4FD

47 Hawthorn Way, Shipston-on-Stour



Ground Floor



First Floor

Approximate Gross Internal Area
 Ground Floor = 91.98 sq m / 990 sq ft
 First Floor = 64.92 sq m / 699 sq ft
 Garage = 27.45 sq m / 295 sq ft
 Total Area = 184.35 sq m / 1984 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

- NO CHAIN
- Detached four bedroom house
- Sitting room, sun room, study, kitchen/diner and utility
- Shower room and en suite
- Double garage and landscaped low maintenance garden
- Popular residential area
- Viewing highly recommended



Offers Over £560,000

NO CHAIN. A superb opportunity to purchase this four bedroom detached house in a popular residential area. Further benefits include a double garage, landscaped low maintenance garden, two reception rooms, kitchen/diner and a study.

ACCOMMODATION

ENTRANCE HALL

with walk in under stairs storage cupboard.

CLOAKROOM

wash hand basin unit, wc, chrome heated towel rail.

SITTING ROOM

with window to front and feature electric fireplace. Opens into sun room.

KITCHEN/DINING ROOM

with window to front and dining area.

KITCHEN AREA

with window to rear and opening to sun room. Range of matching wall and base units with work top over incorporating one and a half bowl sink with drainer, integrated dishwasher, AGA double oven, space for fridge freezer, island unit with cupboards and drawers.

UTILITY ROOM

with window to front and door to rear, range of wall and base units with wok top over incorporating stainless steel sink with drainer, space for washing machine, wall mounted boiler.

SUN ROOM

with double doors to garden, floor to ceiling windows either side, vaulted ceiling, wood effect flooring.

STUDY

with window to rear.

LANDING

with loft hatch and ladder leading to part boarded loft with lighting. Airing cupboard housing pressurised water tank.

MAIN BEDROOM

with double doors to Juliet balcony, two sets of double wardrobes.

EN SUITE SHOWER ROOM

with opaque window to side, walk in shower cubicle, wash hand basin unit with low level cupboards, chrome heated towel rail.

BEDROOM

with window to rear, fitted double wardrobe.

BEDROOM

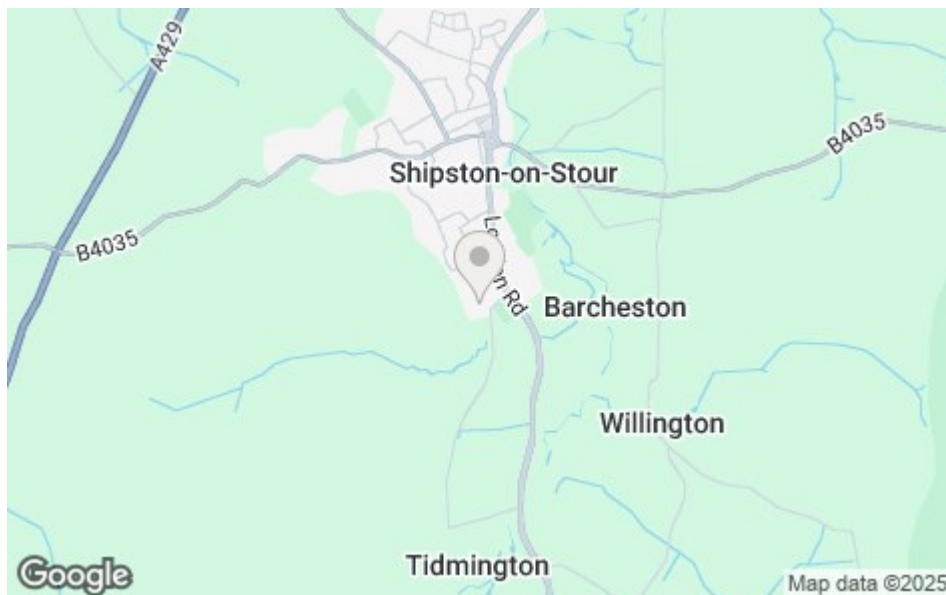
with window to front, fitted double wardrobe.

BEDROOM

with window to front, fitted double wardrobe.







SHOWER ROOM

with opaque window to front, walk in shower cubicle, wash hand basin unit with low level cupboards, wc, chrome heated towel rail, tiled walls and floor.

OUTSIDE

To the front is a tarmacadamed double driveway, paved pathways, laid to lawn, stone chipping beds, planted shrubs and trees.

DOUBLE GARAGE

with two up and over doors, one of those being electrically operated. Pedestrian door to rear, power, light and rafter storage space.

REAR GARDEN

with composite decking, artificial lawn, stone chipping beds, brick paved patio, shrubs and trees.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. 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.

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 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 agent.

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





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serving South Warwickshire & North Cotswolds

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Peter Clarke

