

Peter Clarke

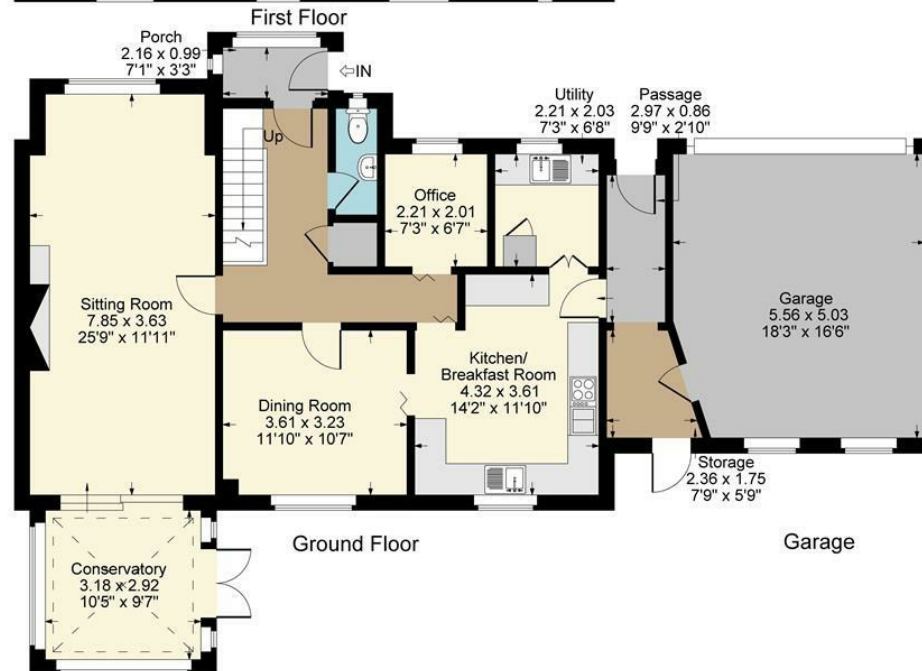


Riverside, Park View Lane, Newbold on Stour, Stratford-upon-Avon, Warwickshire, CV37 8TQ

# Riverside, Newbold on Stour



Approximate Gross Internal Area  
 Ground Floor = 101.05 sq m / 1088 sq ft  
 First Floor = 78.13 sq m / 841 sq ft  
 Garage = 26.56 sq m / 286 sq ft  
 Total Area = 205.74 sq m / 2215 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.



- NO CHAIN
- Four bedroom detached house
- Stunning views to rear
- Three receptions, kitchen and utility
- Main bedroom with dressing area and en suite
- Viewing highly recommended



£750,000

NO CHAIN. A rare opportunity to purchase this four bedroom detached house with stunning views to rear. Located on a quiet close in a popular village with gardens, double garage and double driveway.

## ACCOMMODATION

### ENTRANCE PORCH

with tiled flooring

### ENTRANCE HALL

cloaks cupboard

### CLOAKROOM

with window to front, wash hand basin, wc

### SITTING ROOM

with window to front, sliding doors to conservatory, feature fireplace

### CONSERVATORY

with lovely views to rear and double doors to garden

### DINING ROOM

with window to rear, opens into

### KITCHEN

with window to rear, door to side passage. Range of matching wall and base units with worktop over, incorporating one and a half bowl sink with drainer and double width range cooker with extractor fan hood over, integrated fridge freezer and space for washing machine. Saloon door to

### UTILITY ROOM

with window to front, wall and base units with worktop over, incorporating sink with drainer, space for washing machine and tumble dryer.

### STUDY

with window to front, rear passage with door to front and rear, wall mounted gas boiler integral door to

### DOUBLE GARAGE

with electric roller doors, window to rear, internal power and light.

### LANDING

with window to front, loft hatch with ladder leading to a centrally boarded loft with light. Airing cupboard housing immersion water tank with slatted shelving.

### MAIN BEDROOM

with window to front, range of fitted wardrobes

### DRESSING AREA

with window to side, door to

### EN SUITE SHOWER ROOM

with window to rear, shower cubicle, wash hand basin unit with low level cupboards, wc, chrome heated towel rail, tiled walls and flooring.

### BEDROOM

with window to front, double wardrobe

### BEDROOM

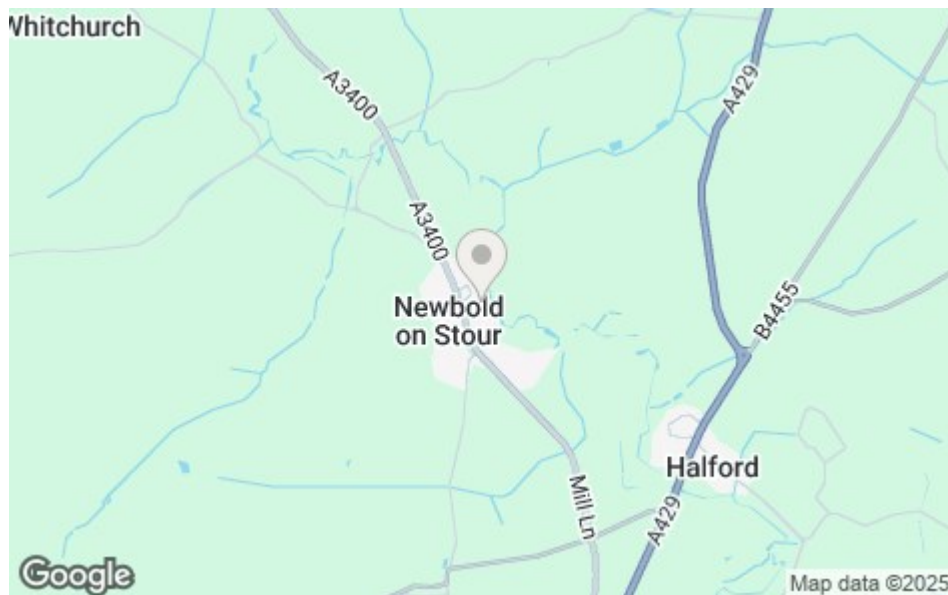
with window to rear, double wardrobe.

### BEDROOM

with window to rear, double wardrobe.







### **FAMILY BATHROOM**

with window to rear, P-shaped bath, wash hand basin unit, wc, chrome heated towel rail, tiled walls and tiled floor.

### **OUTSIDE**

To the front is a tandem double driveway, leading to the garage, largely laid to lawn, planted beds, shrubs and trees, metal railing gate to side, leading to the rear garden with a mix of paved pathways, patio, largely laid to lawn, planted beds, mature shrubs and trees. Greenhouse, timber shed. Over looking the river Stour and rolling countryside beyond.

### **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 gas, electric, 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 and is understood to lie in Band G.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** D. 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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