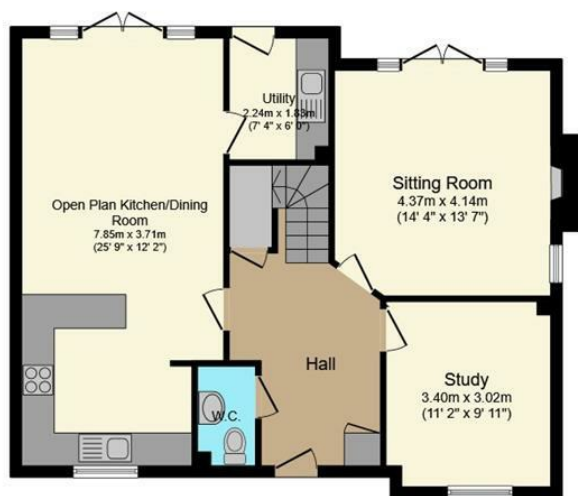


Peter Clarke



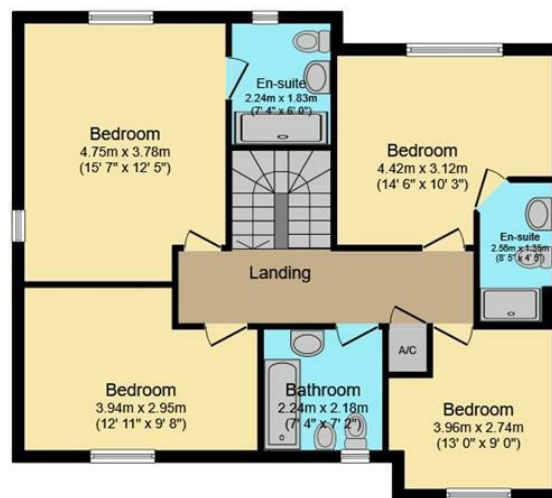
3 Averis Way, Tredington, Shipston-on-Stour, CV36 4GL

3 Averis Way, Tredington, Shipston-on-Stour



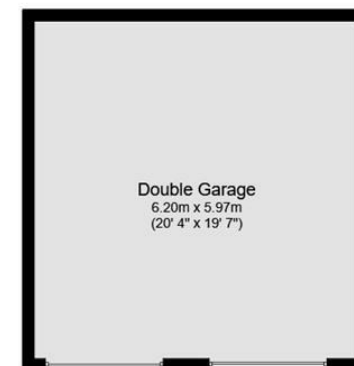
Ground Floor

Floor area 75.4 sq.m. (811 sq.ft.)



First Floor

Floor area 75.7 sq.m. (815 sq.ft.)



Garage

Floor area 37.0 sq.m. (398 sq.ft.)

Total floor area: 188.1 sq.m. (2,024 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

- Four bedroom detached house built in 2018
- Double driveway, double garage and south facing garden
- Two en suites and a family bathroom
- Conveniently located between Shipston on Stour and Stratford upon Avon
- Solar panels and EPC rating B
- Open plan kitchen/dining room with doors to garden
- Viewing highly recommended



£650,000

A very well presented four bedroom detached house with double garage, double driveway and a low maintenance South facing garden. Built in 2018 by Cameron Homes to a high standard with added benefit of solar panels and three years NHBC remaining. Located in Tredington with excellent road connections nearby.

ACCOMMODATION

ENTRANCE HALL

With cloaks cupboard, understairs cupboard

CLOAK ROOM

With wash hand basin, wc, tiled flooring

SITTING ROOM

With double doors to garden, window to side, fireplace housing feature gas fire

STUDY

With window to front, could also be used as a dining room

OPEN PLAN KITCHEN/DINING ROOM

With window to front, window to side, double doors to garden. KITCHEN AREA with range of matching wall and base units with worktop and breakfast bar over. Incorporating one and half bowl stainless steel sink with drainer and five ring gas hob with brush metal extractor fan hood over. Integrated appliances include oven, grill, fridge freezer, dishwasher and wine cooler. A further space saving benefit are the two under counter LeMans pull out shelving units. There is plenty of space for dining and seating, further fitted floor to ceiling cupboards and tiled flooring throughout.

UTILITY ROOM

With door to rear, range of matching wall and base units with worktop over incorporating stainless steel sink with drainer, space for washing machine and tumble dryer. Wall mounted boiler cupboard, tiled flooring.

LANDING

With loft hatch, cupboard housing 191 litre Worcester pressurized water tank.

MAIN BEDROOM

With window to rear and window to side, range of fitted wardrobes with sliding doors.

EN SUITE SHOWER ROOM

With opaque window to rear, double width shower cubicle with double shower heads, wash hand basin, wc, chrome heated towel rail, part tiled walls, tiled floor.

BEDROOM

With window to rear, triple fitted wardrobe with sliding doors

EN SUITE SHOWER ROOM

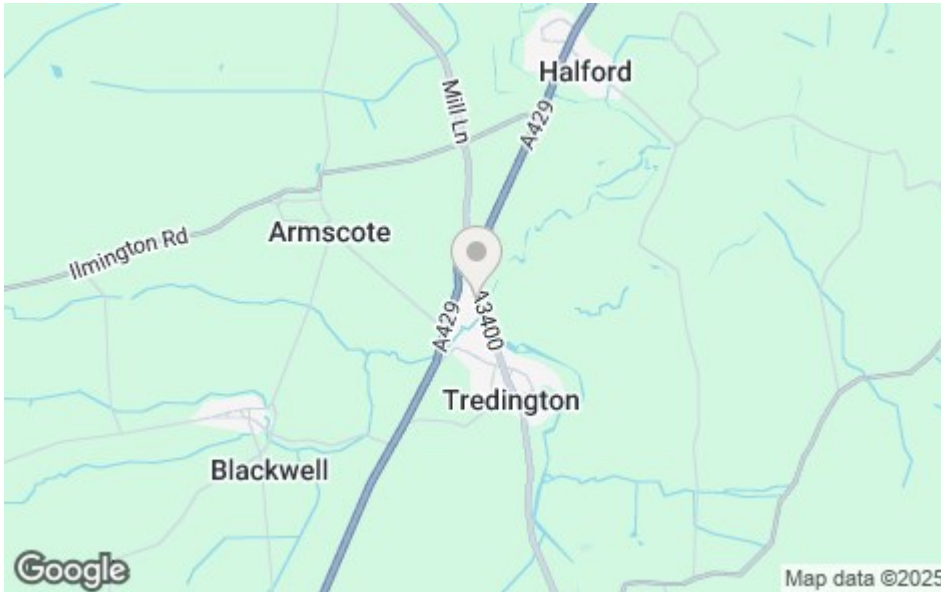
With double width shower cubicle, wash hand basin, wc, chrome heated towel rail, part tiled walls, tiled flooring

BEDROOM

With window to front, triple fitted wardrobe







BEDROOM

With window to front

BATHROOM

With opaque window to front, bath, wash hand basin, wc, bidet, chrome heated towel rail, part tiled walls, tiled flooring

OUTSIDE

To front there is a mix of paved pathways, planted beds, canopy porch, gate to side, brick paved double driveway leading to a

DOUBLE GARAGE

With EV charging point, two electric up and over doors, internal power and light, rafter storage space, planted stone chipping beds to side of garage.

REAR GARDEN

is a landscaped low maintenance garden of a southerly aspect with paved pathways, patio, stone chippings, planted beds, mature shrubs and trees. Two motorised retractable patio awnings providing shade to the sitting room and kitchen/dining room. Outside light, double power point and outside tap, a mix of walled and panel fence boundaries.

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 electric, gas, water and drainage are connected to the property. There is an estate charge of £366 per annum. £183 paid half yearly to Centrick. 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 G.

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 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.





Multi-award winning offices
serving South Warwickshire & North Cotswolds

13 High Street, Shipston-on-Stour, Warwickshire, CV36 4AB
Tel: 01608 260026 | shipston@peterclarke.co.uk | www.peterclarke.co.uk

Peter Clarke

