



Dovestone
Wilnecote
£340,000

*** EXTENDED HOME ON THIS DESIRABLE DEVELOPMENT - LARGE DRIVEWAY - MUCH IMPROVED THROUGHOUT ***. Offering this detached family home offering an excellent range of accommodation briefly comprising: Lounge/diner, conservatory, kitchen with breakfast room off, utility room, guest WC, master bedroom with a large en-suite, three further bedrooms and a family bathroom. Solar Panels to the Front & Rear, Viewing is recommended.

RECEPTION PORCH

Having double glazed double opening doors and an internal double glazed door leading to...

ENTRANCE HALL

Double panelled radiator, tiled floor, stairs leading off to the first floor landing and doors leading off to...

GUEST WC 5' 3" x 2' 10" (1.6m x 0.86m)

Opaque double glazed window to front aspect, tiled floor and walls, low level WC, wash basin with useful vanity storage beneath.

LOUNGE/DINER 24' 8" x 10' 4" maximum (7.52m x 3.15m)

Recessed LED ceiling down lights, double glazed square bay window to front aspect, feature fireplace having an inset 'Faber' modern gas fire, two double panelled radiators, glazed door to the kitchen and double glazed sliding patio style doors to the conservatory.

CONSERVATORY 12' 0" x 14' 3" (3.66m x 4.34m)

Double glazed French doors leading out to the rear garden, double glazed windows and a double panelled radiator.

KITCHEN 16' 5" x 9' 7" (5m x 2.92m)

Two double glazed windows to rear aspect, recessed LED ceiling down lights, tiled floor, modern tall grey coloured radiator, double glazed side entrance door, range of grey high gloss style base and eye level units, square edge work surfaces with matching up stands, integrated fridge and dishwasher, built in eye level microwave, Range style electric cooker with an extractor hood above, tiled splash backs, breakfast bar area, tall larder style unit and access to...

BREAKFAST ROOM/STUDY 9' 3" x 7' 5" (2.82m x 2.26m)

A flexible room that could easily be used as a study/office if required having a tiled floor, breakfast bar area, recessed ceiling down lights and a door to the utility room.

UTILITY ROOM 7' 5" x 6' 10" (2.26m x 2.08m)

Double glazed window to front aspect, double panelled radiator, tiled floor, fitted base and eye level units, space and plumbing for a washing machine, further appliance spaces.

FIRST FLOOR LANDING

Laminated wooden effect flooring, access to the roof storage space, recessed LED ceiling down lights, door to the airing cupboard and further doors leading off to...

BEDROOM ONE 17' 6" x 7' 9" to the fitted wardrobes (5.33m x 2.36m)

Double glazed window to front aspect, laminated wooden effect flooring, full length fitted wardrobes with mirrored sliding doors, double panelled radiator and a door to the en-suite.



ENSUITE 17' 0" x 6' 2" (5.18m x 1.88m)

Two opaque double glazed windows to rear aspect, recessed LED ceiling down lights, granite effect tiled floor, his and hers wash basins with useful vanity storage drawers beneath, large Jacuzzi bath, wall mounted T.V., bidet, low level WC, good sized shower cubicle having a modern mixer style shower with body jets and a rainfall style shower head, tall chrome towel radiator, tall vanity storage unit and tiled walls.

BEDROOM TWO 9' 3" x 7' 3" (2.82m x 2.21m)

Double glazed window to side aspect, modern electric heater, laminated wooden effect flooring, folding door to a walk in wardrobe (4'3" x 4'0").

BEDROOM THREE 6' 9" x 9' 3" maximum (2.06m x 2.82m)

Double glazed window to front aspect, single panelled radiator, laminated wooden effect flooring and a useful over stairs storage cupboard.

BEDROOM FOUR 10' 4" x 4' 5" (3.15m x 1.35m)

Double glazed window to front aspect, single panelled radiator, laminated wooden effect flooring and recessed LED ceiling down lights.

FAMILY BATHROOM 7' 5" x 6' 0" (2.26m x 1.83m)

Opaque double glazed window to rear aspect, chrome towel radiator, tiled floor, wash basin with useful vanity storage beneath, bath with a chrome mixer shower over with rainfall style shower head, shower screen, tiled walls and recessed LED ceiling down lights.

TO THE EXTERIOR

The rear garden is laid to lawn with gravel border, substantial paved patio area leading to a stunning Summerhouse, to the rear of the garden is a further patio area, along with garden shed. To the front of the property there is a substantial driveway with parking for multiple vehicles, single garage with Up and Over door along with side and rear access. The property also benefits from Front & Rear solar panels.

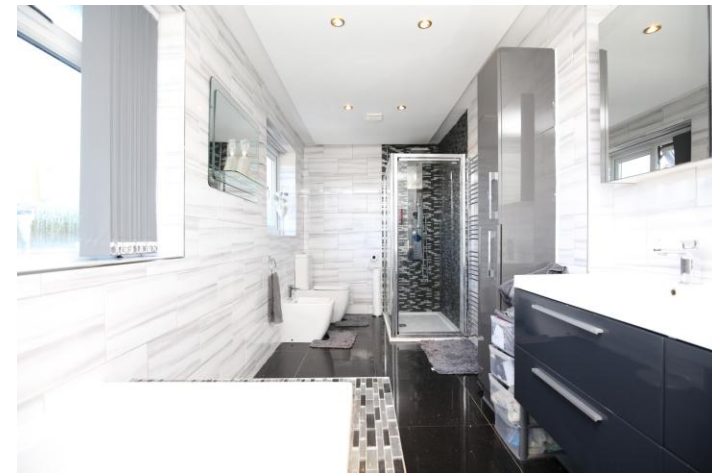
FIXTURES & FITTINGS: Some items may be available subject to separate negotiation.

SERVICES: We understand that all mains services are connected.

TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

COUNCIL TAX: D

DISCLAIMER: DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.





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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	83
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC
www.epc4u.com	

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Property Mis-description Act 1991 - The Agent has not tested any apparatus, equipment, fixtures or services and so does not verify they are in working order, fit for their purpose or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal status of the property or the validity of any guarantee. Buyers must assume the information is incorrect, until their own solicitors have verified it. The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction of the structure is to be implied from the photograph of the property. The sales particulars may change in course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

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