



**Connells**

Hunters Heights Station Road  
Claverdon Warwick



## Property Description

This superb four-bedroom detached home offers everything you need for comfortable living. There is a generously sized lounge with a decorative fireplace and a wealth of natural light, offering plenty of space to unwind and relax. There is a home office, ideal for anyone working from home. The kitchen diner offers excellent storage and work-top space for food preparation and leads through into the utility room, providing additional storage. There is also a bright conservatory leading out into the gorgeous rear garden and a downstairs shower room for added convenience.

On the first floor there are four well presented, light and airy bedrooms and a family bathroom. The primary bedroom is dual aspect and further benefits from an en-suite.

There is a double garage with power and light which can be accessed integrally or from the front of the home. There is also a driveway with ample parking for multiple vehicles.

This property boasts a delightful South-West-facing, large rear garden, perfect for capturing the sun. The garden is not overlooked, offering plenty of privacy to enjoy your outdoor space. Primarily laid to lawn, the garden also features a patio and dedicated seating area, ideal for outdoor relaxation and entertaining. There is plenty of vibrant greenery and stunning outdoor shrubbery, offering a picturesque and peaceful setting to enjoy your outdoor space.

### Entrance Porch

Door leading into the hallway and tiled flooring.

### Study

10' 4" x 7' 7" ( 3.15m x 2.31m )

Window to front and carpet.

### Ground Floor Shower Room

Shower, wash hand basin, WC and tiled flooring.

### Lounge

22' x 20' 8" ( 6.71m x 6.30m )

Window to front, decorative fireplace and carpeted flooring.

### Kitchen Diner

20' 5" x 9' 3" ( 6.22m x 2.82m )

Fitted with a range of wall and base units with work surface over, store cupboard, spotlights, tiled flooring, tiled to splashback. Two windows to rear.

### Utility Room

11' 11" x 7' 9" ( 3.63m x 2.36m )

Fitted wall and base units with work top over, space for washer dryer and dishwasher, tiled floors, spotlights and door to rear.

## Conservatory

14' x 10' 6" ( 4.27m x 3.20m )

Door to side, carpeted flooring and ceiling fan.

## Landing

Airing cupboard with shelves and loft hatch.

## Bedroom One

14' x 12' 6" ( 4.27m x 3.81m )

Dual aspect with windows to front and side, full width wardrobes with lights, spotlights by wardrobe and carpeted flooring.

## Ensuite

Wash hand basin, WC, towel rail, double shower, tiled flooring and walls and window to side.

## Bedroom Two

14' 8" x 10' 7" ( 4.47m x 3.23m )

Window to front, carpeted flooring and store cupboard.

## Bedroom Three

11' 2" x 10' 3" ( 3.40m x 3.12m )

Window to rear and carpeted flooring.

## Bedroom Four

9' 1" x 7' 8" ( 2.77m x 2.34m )

Window to rear and carpeted flooring.

## Family Bathroom

Tiled flooring, vinyl flooring, shower, extractor fan, spotlights, WC, wash hand basin and window to rear.

## Loft Space

Part boarded with light.

## Rear Garden

South facing mainly laid to lawn garden with mature trees, shrubs and plants. Feature gazebo, extended patio, bedding areas, tap, side access and bin store.

## Parking

Large driveway to the front for multiple vehicles and a garage with power and light.

## Double Garage

25' x 17' 9" ( 7.62m x 5.41m )

Electric door for vehicle access, door to utility room, power and light.









**Ground Floor**



**First Floor**

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EPC Rating: D    Council Tax  
 Band: F

Tenure: Freehold

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