



**33 Castle Close,
Henley-In-Arden, Warwickshire, B95 5LR
Offers In The Region Of £475,000**

A deceptively spacious three bedroomed semi-detached bungalow situated on a quiet cul-de-sac in Henley-in-Arden. The property has been extended to the rear and in turn offers a large living room with french doors to the rear garden, spacious breakfast kitchen, three bedrooms (with one currently used as a formal dining room), bathroom and en-suite wet room. The property offers great potential for improvement and further extension (into the loft if required- subject to planning permission). The property further benefits from an attractive South Facing rear garden, garage and large driveway providing parking for multiple vehicles.

The property is situated within walking distance to the High Street via a shortcut on Castle Close which leads to Beaudesert Lane and the High Street,

The popular and picturesque village of Henley-in-Arden provides both primary and secondary schools, a range of shopping and recreational facilities, a number of pubs and restaurants, and a dentist and doctors surgery. The property is also conveniently located for major road and rail networks, with the M42 (J3A) and M40 (J16) motorways located just 7 miles and 5 miles respectively, and the railway station offering regular trains to Birmingham city centre and Stratford-Upon-Avon.



Set back from the road behind a large driveway which provides parking for multiple vehicles and gives access to the garage. Beneath a canopy porch, a timber front door opens into:-

Entrance Hall

19'8" max x 12'5" max (6m max x 3.8m max)

This spacious L-shaped hall comprises; inset coir mat, radiator, large hatch giving access to a fully boarded loft with drop down ladder and lighting. Airing cupboard with fitted shelving and hot water cylinder. Doors to three bedrooms, living room, kitchen and bathroom.

Living Room

24'3" x 14'1" (7.4m x 4.3m)

This large living room features UPVC double glazed french doors with matching side panels to the rear garden, feature stone fireplace with inset gas fired 'Living Flame' fire, two radiators and double doors opening through to:-

Breakfast Kitchen

15'1" x 12'5" (4.6m x 3.8m)

Accessed from both the hall and living room, this shaker style kitchen comprises a range of wall, base, drawer and display units with laminate work surfaces over, inset 1 1/4 sink unit with chrome mixer tap, UPVC double glazed window to the rear with views over the garden, tiling to splash backs, 'Belling' freestanding electric cooker, integrated 'Firenzi' dishwasher, space and plumbing for an automatic washing machine, integrated 'White Knight' 7kg tumble dryer, integrated under counter refrigerator and freezer, radiator, wall mounted 'Baxi' gas fired boiler and timber part glazed stable door to the side giving access to the rear garden.

Bedroom One

13'5" x 12'1" to wardrobe fronts (4.1m x 3.7m to wardrobe fronts)

With UPVC double glazed leaded light bow window to the front, radiator and built in wardrobes with hanging rail and shelving to full width.

Bedroom Two

10'2" x 9'10" (3.1m x 3m)

With UPVC double glazed leaded light bow window to the front, radiator, built in wardrobe with hanging rail, and door opening into:-

En-Suite Wet Room

9'10" x 3'7" (3m x 1.1m)

Shower area with 'Triton' electric shower over and fitted seat, vanity unit with inset wash hand basin with chrome mixer tap over, low level W.C. Fully tiled to both floor and walls, chrome ladder style heated towel rail and extractor fan.

Bedroom Three / Dining Room

14'1" x 8'10" (4.3m x 2.7m)

With UPVC double glazed window to the side and radiator.

Bathroom

9'6" x 6'2" (2.9m x 1.9m)

A spacious and modern bathroom briefly comprising; 3-piece white suite with low level W.C, panel bath with electric shower over and glazed shower screen, vanity unit with inset wash hand basin and chrome mixer tap over, tiling to walls, radiator and extractor fan.

South Facing Rear Garden

Large paved patio area with steps leading up to a lawned garden bound on three sides with timber fencing. A range of established trees and shrubs. A paved pathway leads to a timber summer house with power. Covered Veranda with outside cold water tap and timber door giving access to the front of the property.

Garage

20'0" x 8'6" min / 11'9" max (6.1m x 2.6m min / 3.6m max)

With metal up and over door, glazed windows to the side and rear, power and lighting and timber pedestrian door to the rear garden.

Additional Information

Services:

Mains electricity, gas, water and drainage are connected to the property.

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 220 Mbps. For more information visit: <https://checker.ofcom.org.uk/>

Tenure:

The property is Freehold. Vacant possession will be given upon completion of the sale.

Council Tax:

Stratford-on-Avon District Council - Band C

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

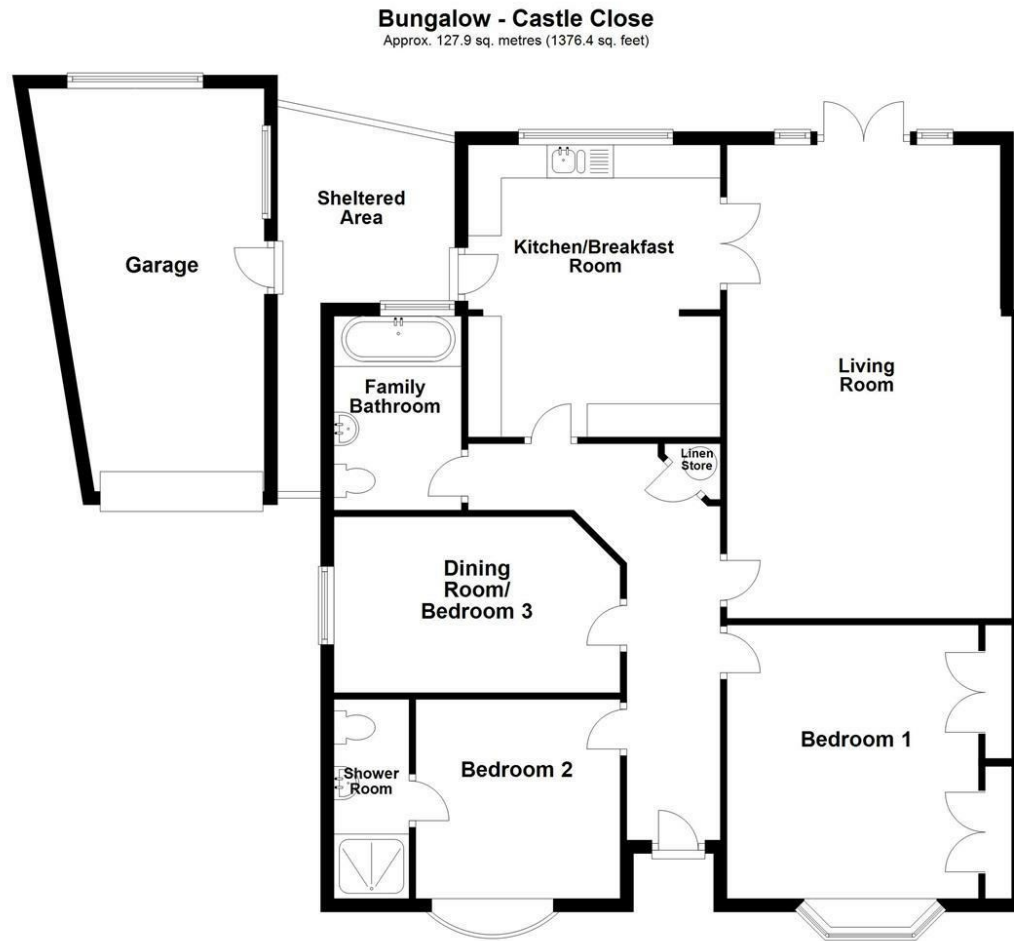
Viewing:

Strictly by prior appointment with Earles (01564 794 343).

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Total area: approx. 127.9 sq. metres (1376.4 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.
Plan produced using PlanUp.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

