

Peter Clarke



12 Cleeves Avenue, Warwick, CV34 6LT



Total floor area 194.8 sq.m. (2,097 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



- Four Bedrooms
- Extended
- Detached
- Double Garage
- Study
- Three Reception Rooms
- Utility
- Kitchen/Family Room
- Bedroom One En Suite
- EPC Rating C



Offers In Excess Of  
£765,000

A beautifully presented and sizeable four bedroom detached family home set in a sought after location off Myton Road, Warwick. The property has been recently extended and finished to the highest of standards throughout, it is conveniently positioned being close to local schools, transport links and amenities. The property comprises an entrance hall, kitchen/family room, dining room, garden room, living room, study, WC, four good sized bedrooms, en suite, family bathroom, double garage and attractive rear garden.

#### APPROACH

with a large block paved driveway, lawned foregarden with beds, mature shrubs and trees.

#### ENTRANCE HALL

with door to front elevation, French oak flooring, oak staircase leading to first floor with understairs storage cupboard.

#### LIVING ROOM

with window to front, log burning stove, television point and bi-fold oak doors leading to the Garden Room.

#### WC

having WC with concealed cistern and dual flush, vanity sink unit and window to front.

#### KITCHEN/FAMILY ROOM

with windows to side and rear, bi-fold doors leading out to the patio area, Karndean flooring, three Velux style roof windows and zoned underfloor heating. The kitchen has wall and base mounted units with quartz worktop over, five ring Rangemaster cooker (open to separate negotiation) with extractor over, integrated Bosch dishwasher, bin drawer, integrated Neff combination microwave oven, stainless steel one and a half bowl sink unit and breakfast bar for informal dining. Also with double oak doors leading through to the Garden Room.

#### GARDEN ROOM

with a roof lantern, Karndean flooring window to side, bi-fold doors to rear leading out to the patio, with two sets of double oak doors accessing the Kitchen/Family Room and living room.

#### DINING ROOM

with double doors leading from the hallway, this opens to the Kitchen/Family area.

#### STUDY

with French oak flooring and window to front.

#### UTILITY

with door and window to the side leading out to the side access, belfast sink with base mounted units and complementary work surface over, space and plumbing for washing machine, Karndean flooring and space for tumble dryer. Also with a cupboard housing the underfloor heating system and boiler.

#### FIRST FLOOR GALLERIED LANDING

with loft access, window to the front and airing cupboard.

#### BEDROOM ONE

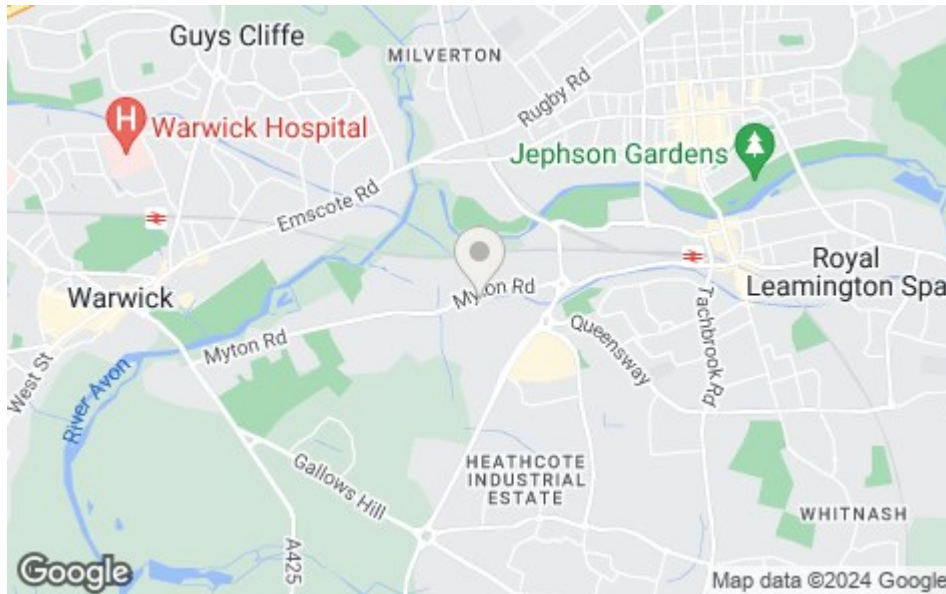
with window to rear, built in wardrobes, television point and door to En Suite.

#### EN SUITE SHOWER ROOM

with walk in shower cubicle, vanity sink, WC with dual flush, and window to the side.







**BEDROOM TWO**  
with window to the rear.

**BEDROOM THREE**  
with window to the front.

**BEDROOM FOUR**  
with window to the rear.

**BATHROOM**  
having bath with shower over, WC with dual flush, sink in vanity unit and window to front.

**GARDEN**  
A beautifully maintained garden, mainly laid to lawn with fenced borders, with well stocked beds, mature shrubs and trees, attractive patio area and a side pathway giving access to the front of the property.

**DETACHED DOUBLE GARAGE**  
with electric roller shutter doors, electricity, lighting and door and window to the side.

#### 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, electricity, water and drainage are connected to the property. 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 F.

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