

Peter Clarke



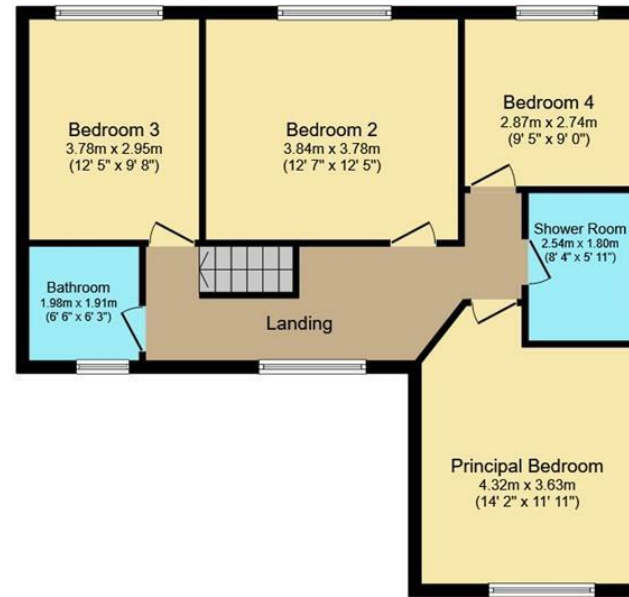
20 Blacklow Road, Warwick, Warwickshire, CV34 5SZ

# 20 Blacklow Road, Warwick, CV34 5SZ



## Ground Floor

Floor area 110.8 sq.m. (1,193 sq.ft.)



## First Floor

Floor area 74.3 sq.m. (800 sq.ft.)

**TOTAL: 185.2 sq.m. (1,993 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](http://www.Propertybox.io)



- Stunning, Extended & Fully Refitted Home
- Four Well Proportioned Bedrooms
- Refitted Family Bathroom & Shower Room
- Generous Main Sitting Room
- Extended, Open Plan Kitchen, Living & Dining Room
- Utility Room
- Guest W.C
- Southerly Facing Rear Garden & Deck
- Large Driveway & Integrated Garage
- EPC Rating D



Offers Over £800,000

A stunning, extended and fully refurbished, four bedroom family home situated on this incredibly popular tree lined road and lying within easy reach of Warwick and Leamington town centres, the fantastic local amenities and schools. Having incredible internal accommodation comprising large entrance hall, guest W.C, sitting room, extended and refitted open plan kitchen, living and dining room. To the first floor are four generous bedrooms, a refitted family bathroom and further shower room. Outside the property boasts a block paved driveway enabling off road parking for four cars, a single integrated garage and gated side access. To the rear is an incredible, South facing lawned rear garden with fantastic decked rear terrace. Internal viewing is highly recommended to appreciate to size, quality and position that this wonderful family home has to offer. NO FORWARD CHAIN

#### Approach

Approached from Blacklow Road via the block paved drive which leads up to the contemporary styled front door, which opens into the entrance hall.

#### Entrance Hall

A spacious and welcoming hall giving access to the Guest W.C, sitting room and extended open plan kitchen, living and dining area and having stairs rising to the first floor. In addition there is also a lockable internal door leading to the integrated garage.

#### Guest W.C

Featuring a modern white suite with low level W.C, wall mounted wash hand basin and having ceramic tiling to the floor and splash backs, with an obscured double glazed window.

#### Sitting Room

This generous reception room has double glazed windows to both front and side elevations with a contemporary style, centrally mounted feature fireplace.

#### Kitchen, Living, Dining

This stunning, recently extended and fully refitted space provides ample room for living and dining furniture and benefits from under floor heating is complemented with a modern fitted kitchen comprising a range of shaker style wall and base mounted units with stunning seamless resin worktops over and an inset sink and drainer. With a range of integrated appliances including counter top mounted induction hob with overhead

extractor, full size dishwasher, fan assisted electric double oven and microwave. In addition there is space for a large American style fridge freezer (available under separate negotiation) . Further to this is a wonderful central island with large breakfast bar, this also offers space for an under counter drinks fridge (available under separate negotiation). This outstanding and adaptable space also features a full width bi-fold doors allowing incredible views and access to the the modern decked terrace and stunning rear garden beyond with additional natural light provided by way of the Velux roof lights. The kitchen also allows access to the utility.

#### Utility

Featuring a range of modern base mounted units with contrasting worktops over, an inset sink and drainer and space an plumbing for washing machine and tumble dryer.

#### To The First Floor

#### Landing

The bright and spacious first floor landing has a large front facing double glazed window and gives way to all bedrooms and the family bathroom as well as the modern shower room and features a contemporary balustrade with glass panelling and loft access hatch leading to fully boarded, loft storage area.

#### Bedroom One

This large double bedroom has a front facing double glazed window and is situated alongside the refitted shower room.













#### Shower Room

This beautifully refitted and well sized shower room offers a large walk in shower with fixed glass screen, low level WQ.C and twin contemporary sinks, having ceramic tiling to all splashbacks and floor and an obscured and double glazed window.

#### Bedroom Two

This well proportioned double room is currently being used as a nursery and has a large double glazed window to the rear elevation offering fantastic views over the rear garden an the neighbouring nature reserve.

#### Bedroom Three

Another well sized double room currently being used as a music room and study area. with rear facing window overlooking the rear garden and beyond.

#### Family Bathroom

The stunning family bathroom features a white suite with low level W.C, pedestal wash hand basin and an oversized P shape bath with shower over and glass screen. Having tiling to all splashback and floor and having a front facing obscured and double glazed window.

#### Bedroom Four

The fourth bedroom is currently being utilised as a dressing room and has a rear facing double glazed window overlooking the rear garden.

#### Outside

##### To The Front

To the front of the property is a well maintained lawned foregarden and large block paved driveway enabling off road parking for upto 4 cars which also benefits from a 7Kw electric car charger, this leads up to the integrated single garage.

##### Garage

Accessed from the driveway is the integrated garage. This benefits from an electric roller shutter door and features both power and lighting with a lockable internal door leading into the entrance hall.





## To The Rear

To the rear of the property is an outstanding South facing lawned rear garden with sizeable decked rear dining terrace accessible directly from the kitchen living dining room via the bifold doors. the garden also has gated side access from the front of the property and has a paved footpath leading down to a lower paved area, currently housing a large metal garden shed (available under seperate negotiation)

## 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, water, electric 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:** D. 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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