

Peter Clarke



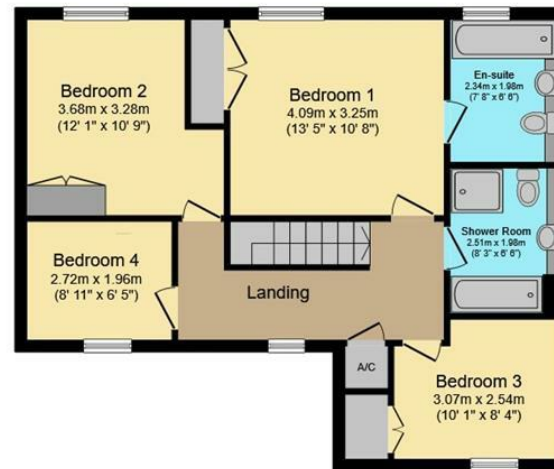
5 Robins Grove, Warwick, CV34 6RF

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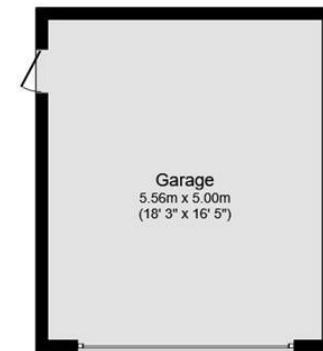
Ground Floor

Floor area 78.5 m² (845 sq.ft.)



First Floor

Floor area 64.5 m² (694 sq.ft.)



Garage

Floor area 29.0 m² (312 sq.ft.)

TOTAL: 172.0 m² (1,851 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



- Stunning Detached Home
- Four Generous Bedrooms
- Family Bathroom With Shower & En-suite Bathroom
- Living Room & Dining Room
- Garden Room & Study
- Refitted Featherbow Kitchen & Utility
- Guest W.C
- South Facing Rear Garden
- Driveway & Double Garage
- EPC Rating C



Offers In Excess Of
£625,000

An incredibly spacious, well presented and ideally located four bedroom detached family home. Situated in the ever popular Chase Meadow development in Warwick. Having well proportioned interior accommodation comprising entrance hallway and guest WC, study, living room, dining room, garden room, refitted family, kitchen and utility. To the first floor are four well proportioned bedrooms, the principle of which benefits from an ensuite bathroom with further family bathroom whilst outside we have a tarmac driveway providing side by side parking, a detached double garage with electric roller shutter door and southerly facing landscaped and lawned rear garden.

Approach

Accessed from Robins Grove via a paved footpath leading to the front door.

Entrance Hall

This generous entrance hall gives way to the study, living room refitted kitchen and guest W.C and has stairs rising to the first floor landing and benefits from a useful understairs storage cupboard.

Guest W.C

Comprising a white suite with low level W.C and pedestal wash hand basin with ceramic tiling to floor and splashbacks and having a side facing double glazed window.

Study

A beautifully appointed and professionally fitted study, designed and installed by Stan Matthews Design Studio of warwick comprising two defined work stations, and benefitting from built in filing drawers and fibre broadband connection routed directly into the study . Having engineered oak flooring and a large double glazed window to the front elevation

Living Room

This well-proportioned reception room, directly accessed from the hall offers ample space for living room furniture and features a large, double-glazed bay window to the front elevation, further internal door leading to the dining room. A centrally mounted feature fireplace with provision for a wall mounted TV above with integrated cabling for Coaxial aerial/Ethernet/240V 3pin socket/HDMI/centre speaker. Dual Ethernet socket, cables routed direct to the Study. Further double-glazed windows and French doors opening into the stunning garden room.

Dining Room

Accessed from both the living room and kitchen, this generous dining room benefits from a double glazed window to the rear elevation affording views to the stunning rear garden and offers ample dining room space for 6-8 guests.

Garden Room

Having direct access from the living room, this recently update garden room benefits from a fully insulated roof installed by Guardian Building Systems with two Keylite opening roof windows and double-glazed windows to three sides, French doors opening onto the paved rear terrace and a south facing lawned garden beyond.

Kitchen

The stunning custom built solid wood kitchen was designed and installed by Featherbow Bespoke Kitchens and features solid Silestone worktops with inset sink and a range of integrated AEG appliances including countertop mounted induction hob, with over head extractor, fan assisted electric oven, microwave, fridge freezer and dishwasher. Further to this the kitchen features a large rear facing window looking out to the outstanding rear garden, internal access to the dining room and hall and a further door leading into the utility room.

Utility

Having matching units to the kitchen with solid silestone worktops and a counter top mounted sink, with space an plumbing provided for an under counter washing machine, a side access door leading to the gated side passageway and housing the recently installed Worcester Bosch central heating boiler.

To The First Floor

Landing

Having stairs rising from the entrance hall, this spacious landing benefits from a double glazed window to the front elevation and gives way to all bedrooms and the family bathroom .

Bedroom One

A spacious double room currently housing a superking bed and benefitting from a rear facing double glazed window







overlooking the lovely south facing rear garden, with large double fronted built in storage wardrobe and door leading to the en-suite bathroom.

Ensuite Bathroom

A well sized and modern en-suite bathroom comprising low level W.C with enclosed cistern, vanity unit mounted wash hand basin and panelled bath with shower over and fixed glass screen with ceramic tiling to the floor and all splashbacks and an obscured and double glazed window to the rear elevation.

Bathroom Two

Another double bedroom also offering a double fronted built in wardrobe with rear facing double glazed window looking out to the rear gardens.

Bedroom Three

Another double bedroom currently being used as a second home office/hobby room with double built in wardrobe and front facing double glazed window.

Family Bathroom

Having a white suite comprising low level W,C with enclosed cistern, vanity unit mounted wash hand basin with useful storage under and panelled bath, in addition there is a separate and enclosed shower cubicle with mains fed shower and glass screen and the bathroom offers ceramic tiling to the floor and all splashbacks, with a side facing double glazed and obscured window providing ventilation and light.

Bedroom Four

The fourth bedroom is a large single room currently being used as a study area with a front facing double glazed window.

Outside

To The Front

To the front of the property is a beautifully maintained fore garden and manicured hedgerow, sitting next to this is a tarmac driveway enabling side by side parking for two full sized vehicles, with gated side access to the rear garden and a detached double garage.

Detached Double Garage

Accessed directly from the driveway via a newly installed remote controlled Hormann electric roller shutter door and benefitting from Klikfloor floor tiling with both power and lighting, a rear pedestrian access door leading to the rear garden and useful boarded loft storage area with loft ladder. Garage is externally illuminated, dusk to dawn, by photo-cell controlled LED lights.

To The Rear

The stunning South facing rear garden has been professionally landscaped and has beautifully maintained by the current owners. Comprising a large paved rear dining terrace with Wisteria covered pergola, maintained lawns, well stocked borders and beds. There are two garden buildings, one suitable for storing cycles and the other an octagonal structure with glazed windows fitted out as the gardener's room, both are on purpose made brick bases. Outside tap and two linked water-butts. Well maintained boundaries (wall and fences) to three sides and gated side access leading to the front of the property and internal access via the garden room and utility.

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.

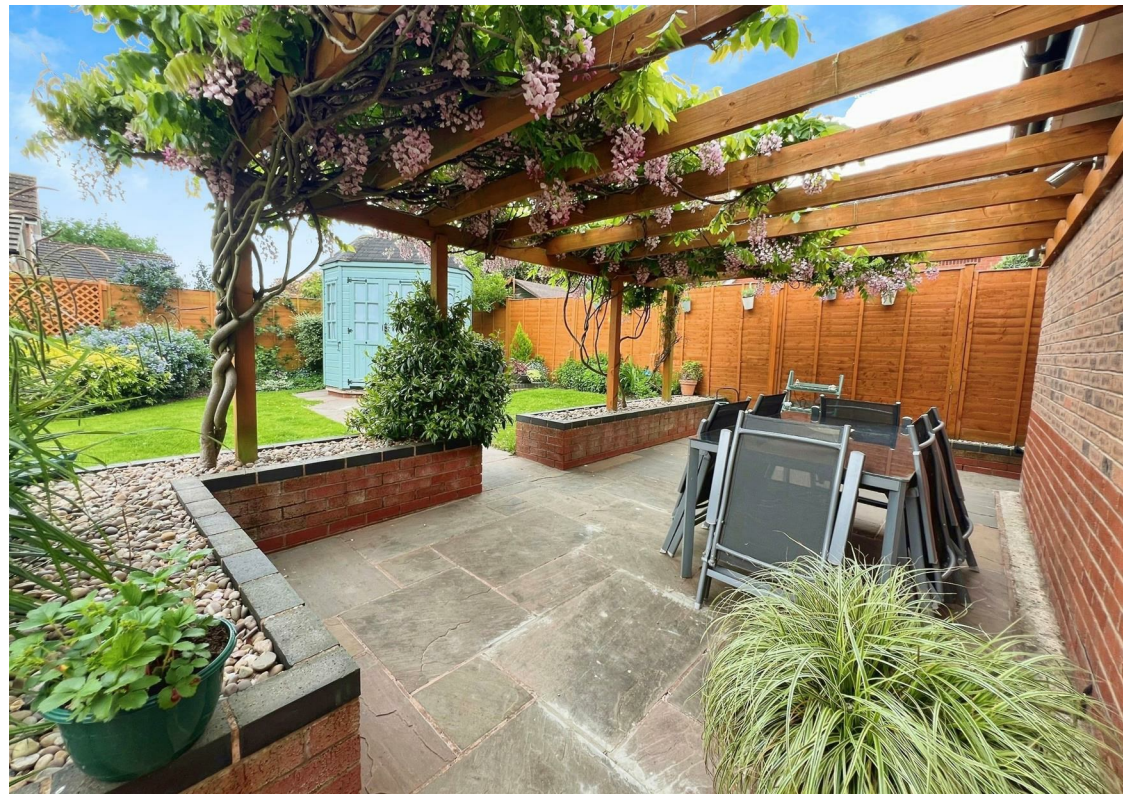
RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band F.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: 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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