

Peter Clarke



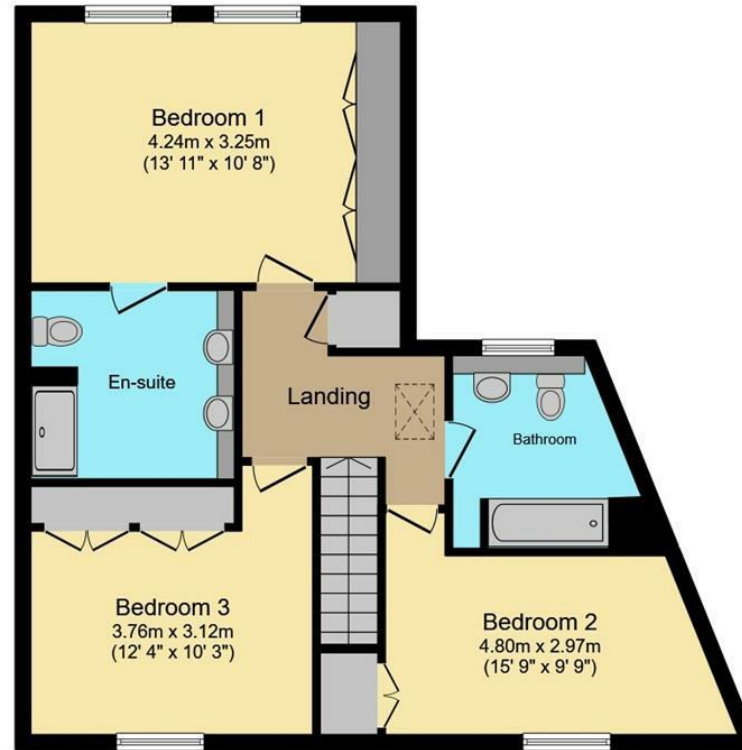
43 Bridge End, Warwick, CV34 6PB

# 43 Bridge End, Warwick, CV34 6PB



## Ground Floor

Floor area 67.1 m<sup>2</sup> (722 sq.ft.)



## First Floor

Floor area 67.1 m<sup>2</sup> (722 sq.ft.)

TOTAL: 134.2 m<sup>2</sup> (1,445 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 Detached Family Home
- Three Spacious Double Bedrooms
- Luxury Family Bathroom & Ensuite
- Sitting Room
- Guest W.C
- Open Plan Kitchen, Living, Dining Room
- Private Southerly Facing Rear Garden
- Driveway Parking
- NO FORWARD CHAIN
- EPC Rating C



Offers In Excess Of  
£750,000

A beautifully presented, modern, cottage style detached home in arguably one of Warwick's most prestigious locations. Having stunning interior accommodation comprising reception hall cloakroom, sitting room, fantastic open-plan breakfast kitchen/dining/living room, separate utility room, principle bedroom with luxury en-suite, two further double bedrooms, family bathroom, driveway parking and a low maintenance southerly facing rear garden. No Forward Chain

#### Approach

Accessed from Bridge end via the gravel driveway leading up to the front door which opens into the entrance hall.

#### Entrance Hall

The welcoming entrance hall gives way to the sitting room, guest W.C and kitchen living, dining room and also has stairs rising to the first floor landing with the added benefit of under stairs storage area and built in cloaks cupboard.

#### Guest W.C

The recently refitted and contemporary suite comprises low level W.C with enclosed cistern and dual flush and a wall mounted wash hand basin. Having ceramic tiling to all walls and an obscured and double glazed window to the front elevation.

#### Sitting Room

A well proportioned and dual aspect sitting room benefitting from solid wood flooring, underfloor heating and providing ample space for living room furniture.

#### Kitchen, Living, dining Room

This beautifully appointed and spacious open plan space compresses a contemporary kitchen with wall and base mounted units having contrasting worktops over and an inset sink and drainer, benefitting from a range of integrated appliances including gas hob with over

head extractor, electric oven, fridge and freezer, dishwasher and drinks fridge. In addition there is ample room for both living and dining furniture and the room benefits from natural light provided by the side facing double glazed window and large rear facing bi-fold doors providing views and access to the rear garden.

#### Utility

Accessed from the kitchen, and benefitting from matching units to the kitchen this sizable utility area provides space and plumbing for both washing machine and tumble dryer and benefits from an inset sink and drainer with a front facing double glazed window.

#### To The First Floor

#### Bedroom One

A spacious double bedroom benefitting from two large double fronted built in wardrobes and two double glazed windows to the rear elevation, with internal door opening into the luxury en-suite.

#### Luxury En-Suite Shower Room

A contemporary white suite comprising low level WC with a concealed cistern. His and hers wash hand basins. Wide tiled shower enclosure with Grohe shower system and a glass sliding shower door. Fully complementary tiled walls, tiled floor, two shaver points, chrome heated towel rail, extractor fan and sky light.







### Bedroom Two

Another well proportioned double room benefitting from built-in twin double door wardrobes and a part angled ceiling with a double glazed Dormer window to front aspect.

### Family Bathroom

A beautifully appointed modern white suite comprising double ended bath with side Grohe mixer tap and shower system over with glazed shower screen. Wash hand basin, WC with concealed cistern. Chrome heated towel rail, shaver point, extractor fan, fully complementary tiled walls, downlighters and a double glazed window to rear aspect.

### Bedroom Three

The third and final bedroom is another well sized double offering a built-in wardrobe, and angled ceiling with a double glazed Dormer window to front aspect.

### Outside

#### To The Front

To the front is a gravel driveway providing off road parking for 2+ cars

#### To The Rear

To the rear is a low maintenance South easterly facing garden accessible directly from the kitchen dining room and benefitting from gated side access to one side, with paved dining terrace and artificial lawn

### General Information

**TENURE:** We are informed the property is Freehold although we have not seen evidence. Purchasers should check this before proceeding.

**SERVICES:** We have been advised by the vendor there is mains gas, electric, water and drainage connected to the property. However, this must 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 G.

**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, Peter Clarke Leamington Spa.

**REGULATED BY RICS**

**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.





Multi-award winning offices  
serving South Warwickshire & North Cotswolds

Myton Road, Leamington Spa, Warwickshire, CV31 3NY  
Tel: 01926 429400 | [leamington@peterclarke.co.uk](mailto:leamington@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)

Peter Clarke

