

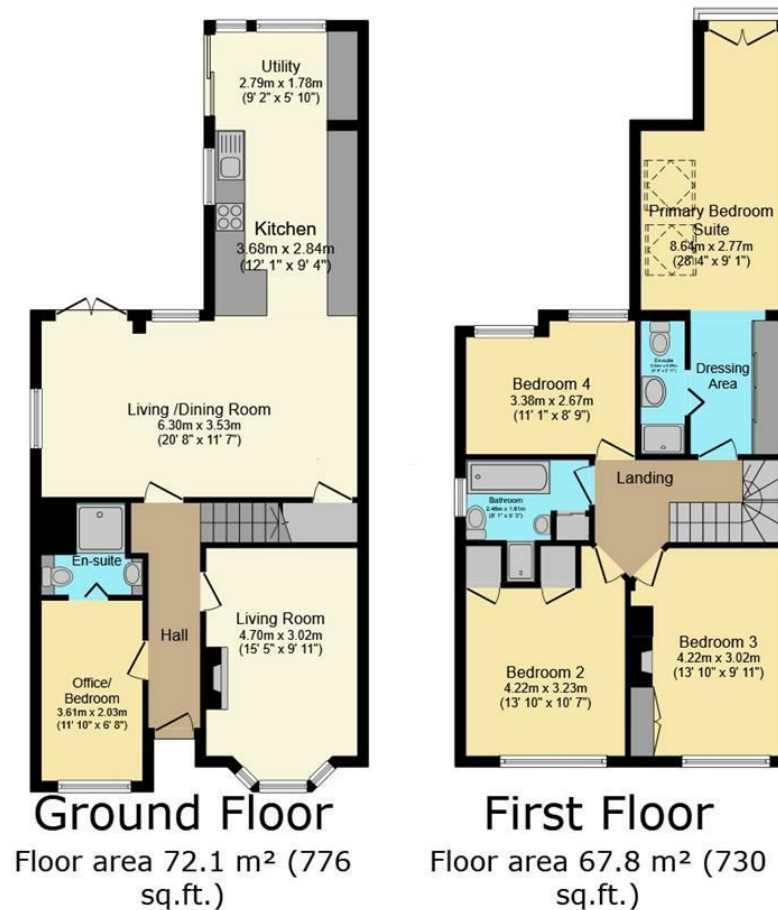
Peter Clarke



54 Wellesbourne Road, Barford, Warwick, Warwickshire, CV35 8DS



# 54 Wellesbourne Road, Barford, Warwick, CV35 8DS



TOTAL: 139.9 m<sup>2</sup> (1,506 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)



- Detached & Extended Family Home
- Four Double Bedrooms
- Family Bathroom, Ensuite & Shower Room
- Sitting Room & Home Office/Guest Bedroom
- Open Plan Kitchen, Living, Dining Room
- Driveway Parking
- West Facing Rear Garden
- Solar Panels
- NO FORWARD CHAIN
- EPC Rating C



Offers In Excess Of  
£450,000

A largely extended, recently updated and well proportioned, detached family home situated in the delightful village of Barford. Providing easy access to the local pubs, village shop and fantastic local school. In addition, this wonderful home is also situated within easy reach of Stratford, Warwick, Leamington as well as the local commuter links. Interior accommodation comprises entrance hall, sitting room, home office/guest bedroom, ground floor shower room and stunning open plan kitchen, living dining room with a utility area. To the first floor are four generous double bedrooms a modern en-suite shower room to bedroom one and a large family bathroom with separate shower. Outside the property benefits from a newly laid block paved driveway enabling off road parking for upto 3 cars and a walled, west facing lawned rear garden. NO FORWARD CHAIN

#### Entrance Hall

The large entrance hallway gives way to the sitting room, home office and kitchen, living, dining area and has stairs rising to the first floor landing.

#### Sitting Room

A well proportioned sitting room with centrally mounted feature fireplace and log burning stove, benefitting from a large double glazed bay window to the front elevation.

#### Home Office/Bedroom

An adaptable second reception room, currently used as a home office, but having the added benefit of an adjoining shower room, enabling it to be a useful guest bedroom suite if so desired. With a large double glazed window to the front elevation.

#### Shower Room

A modern white suite comprising low level W.C, vanity unit mounted wash hand basin and enclosed shower cubicle with electric shower and glass screen,

#### Kitchen, Living, Dining Room

This large open plan and adaptable space comprises ample room for both living and dining furniture but also features a stunning and recently installed shaker style fitted kitchen comprising a range of wall and base mounted units with contrasting worktops over and having an inset sink and drainer as well as a range of

integrated appliance including induction hob with over head extractor, electric oven, dishwasher and fridge freezer. Further to this, there is space and plumbing for both washing machine and tumble dryer, rear and side facing double glazed windows as well as French doors and further sliding door giving access to the west facing rear garden. The picture is completed with a useful under stairs storage cupboard.

#### To The First Floor

##### Bedroom One

This large double bedroom measures in excess of 28ft and has Juliet balcony doors opening up to views over the lawned rear garden, with two additional Velux style roof lights, The generous principal bedroom also offers a walkthrough dressing area with sliding door wardrobes and access to the modern en-suite shower room.

##### En-Suite

The modern en-suite comprises a three piece suite with low level W.C, pedestal wash hand basin and enclosed shower cubicle with mains fed shower.

##### Bedroom two

Another large double room, currently housing a single cabin style bed and offering built in storage wardrobe, feature fireplace and front facing double glazed windows.













#### Family Bathroom

A beautifully presented and modern suite comprising low level W.C, wash hand basin , paneled bath and enclosed shower cubicle with mains fed shower with side facing and obscured, double glazed window.

#### Bedroom Three

Third double bedroom also benefits from built in wardrobes and has an original open feature fireplace

#### Bedroom Four

The fourth and final bedroom is another double with two rear facing double glazed windows.

#### Outside

##### To The Front

To The front of the property is a recently laid, block paved driveway enabling off road parking for upto 3 cars, whilst to the side, is a part covered and gated side access path.

##### To The rear

To the rear of the property is a westerly facing and walled rear garden with sizeable paved dining terrace, accessible from the kitchen and living/dining areas. Whilst to the rear of the garden is a covered garden seating area.

#### General Information

**TENURE:** The property is understood to be freehold. 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 E.

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.

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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