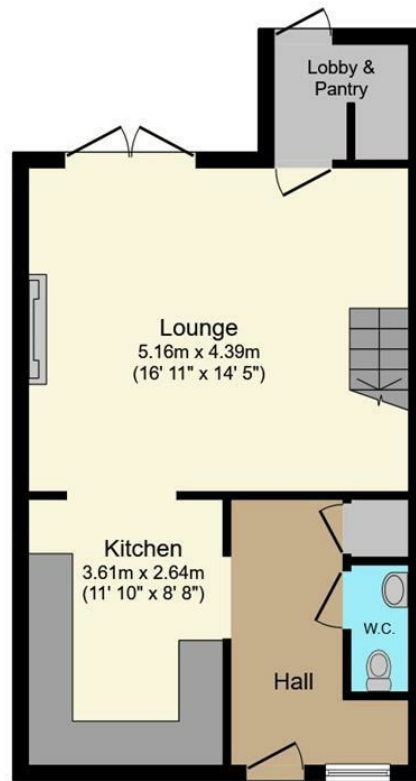


Peter Clarke



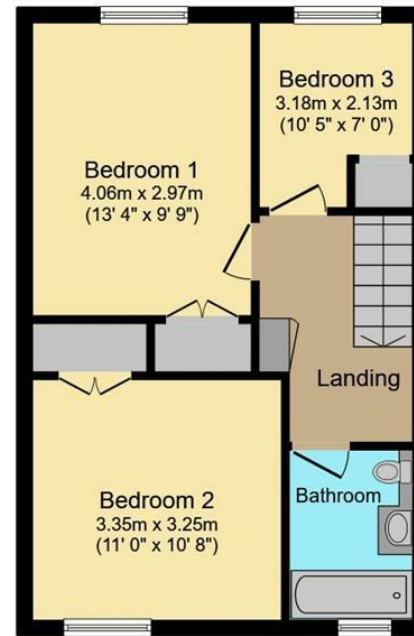
4 Church Street, Barford, Warwickshire, CV35 8EN

4 Church Street, Barford, Warwick, CV35 8EN



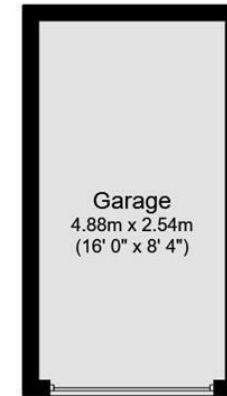
Ground Floor

Floor area 44.8 m² (483 sq.ft.)



First Floor

Floor area 41.8 m² (450 sq.ft.)



Garage

Floor area 12.4 m² (133 sq.ft.)

TOTAL: 99.0 m² (1,065 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



- Recently Modernized Three Bedroom Family Home
- Beautiful Family Bathroom
- Recently Refitted Kitchen
- Open Plan Living & Dining Room
- Entrance Hall & Refitted Guest W.C
- Rear Lobby & Utility/Pantry
- Southerly Facing Rear Garden
- Single Garage
- NO FORWARD CHAIN
- EPC Rating C



Offers In Excess Of
£310,000

A spacious, well presented and recently refitted family home situated in the heart of this stunning rural Warwickshire village, lying within easy reach of the fantastic local park, village shop, pubs and school as well as offering the ideal spot for commuting, this stunning family home offers generous internal accommodation comprising entrance hall with Guest W.C, open plan living and dining room, recently fitted kitchen, rear lobby and utility/pantry cupboard. To the first floor are three well proportioned bedrooms, all boasting intergraded storage and a recently refitted family bathroom. Outside this fantastic home offers residents parking, a single garage en-bloc and a private, fence enclosed South facing rear garden. NO FORWARD CHAIN

Entrance Hall

The bright and spacious entrance hall opens into the kitchen and benefits from useful understairs storage cupboard, front facing double glazed window and internal door opening into the Guest W.C

Guest W.C

The recently refitted guest W.C comprises an enclosed cistern low level W.C and vanity unit mounted wash hand basin with under counter storage.

Kitchen

The recently fitted kitchen comprises a range of shaker style wall and base mounted units with contrasting work surfaces over and an inset ceramic sink and drainer. In addition there are a range of integrated appliances including double oven, counter top mounted hob with over head extractor and a full size dishwasher. Further to this the kitchen also boasts space for a washing machine and an American style fridge freezer and has a large front facing double glazed window, with a open squared arch leading through to the open plan living and dining room.

Living & Dining Room

The large reception space provides ample room for both living and dining furniture and has a centrally mounted feature fireplace with electric fire, rear facing double glazed windows and French doors opening onto the lawned rear garden and stairs rising to the first floor, in

addition, there is a further internal door leading to the rear lobby.

Rear Lobby

Accessed from the living/dining room and having double glazed and obscured windows to the side elevation with double glazed rear access door opening onto the rear garden, with further open doorway into the pantry/utility.

Pantry

A useful storage space benefitting from integrated storage shelving, and having power supply and space for a tumble dryer.

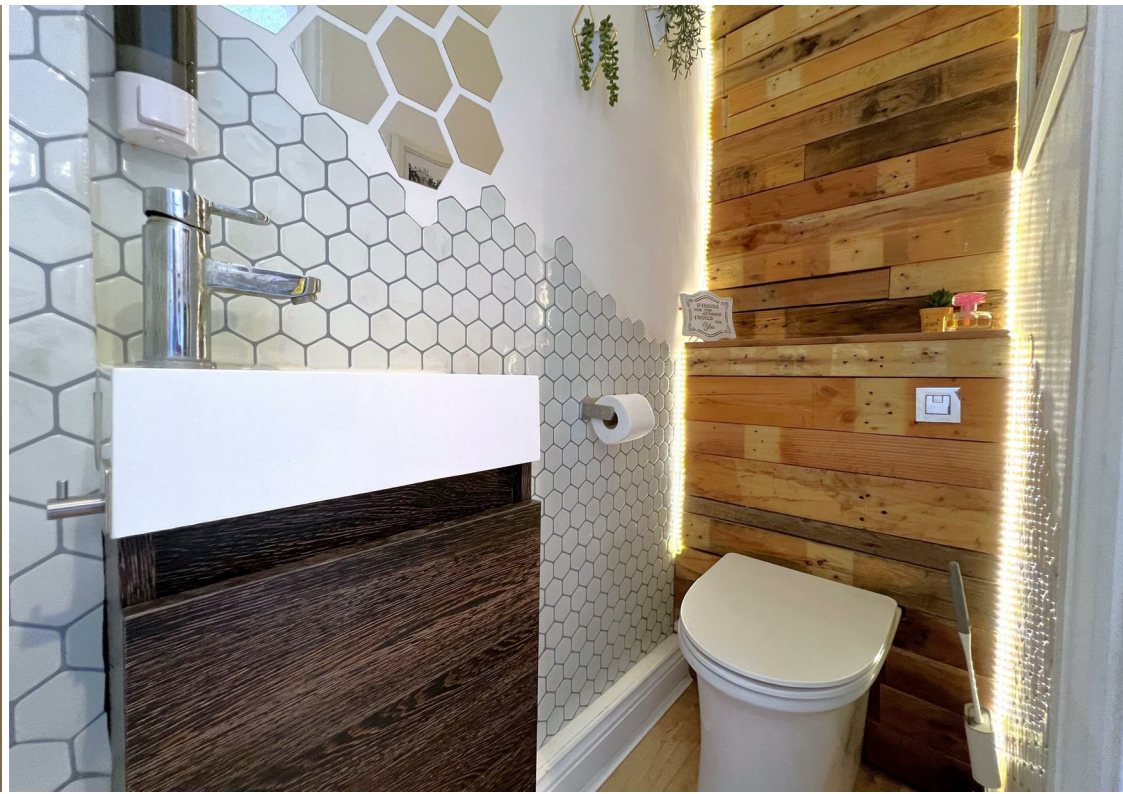
To The First Floor

Bedroom One

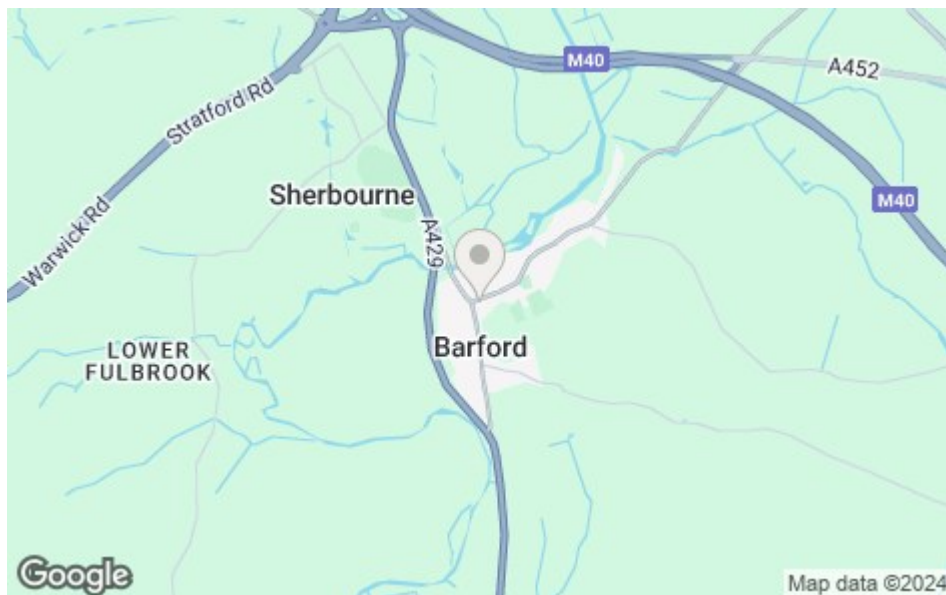
A large double bedroom with double fronted built in wardrobe and rear facing double glazed window overlooking the rear garden.

Family Bathroom

A beautifully presented and recently refitted family bathroom comprising a white suite with large paneled bath having a mains fed shower over and glass screen, vanity unit mounted, bowl style sink with useful under counter storage and enclosed cistern W.C with dual flush. The bathroom also benefits from underfloor heating, a heated towel rail, wall mounted inset mirror







and medicine cabinet and an obscured and double glazed front facing window.

Bedroom Two

Another generous double room, currently being used as a home office, with a large double fronted, built in wardrobe and front facing double glazed window.

Bedroom Three

The third bedroom is a well proportioned single benefitting from a rear facing double glazed window overlooking the rear garden and a single built in storage cupboard.

Outside

To The Rear

To the rear of the property is a southerly facing rear garden, which is accessible from the living/dining room and also from the rear lobby. the garden is mainly laid to lawn with timber fence panels to three side, on the right hand side boundary is a gated access leading on to the residents driveway, this in turn gives access to the garage, which is located en-bloc.

Garage

Located to the rear of the property en-bloc and having a metal up and over garage door.

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 , electric, 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 C.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

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

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Peter Clarke

