

Peter Clarke



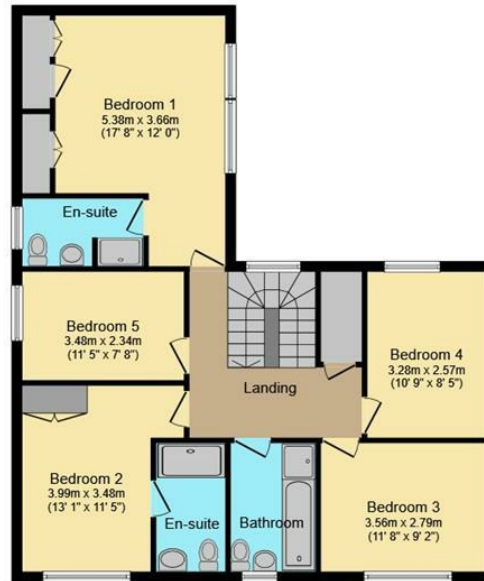
1 Camel Close, Warwick, CV34 6QE

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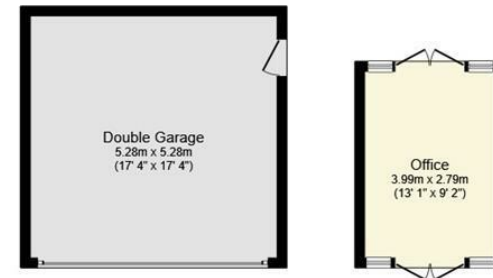
## Ground Floor

Floor area 88.0 m<sup>2</sup> (947 sq.ft.)



## First Floor

Floor area 88.0 m<sup>2</sup> (947 sq.ft.)



## Outbuilding

Floor area 38.6 m<sup>2</sup> (415 sq.ft.)

TOTAL: 214.6 m<sup>2</sup> (2,310 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)





- Executive Detached Home
- Five Bedrooms
- Family Bathroom & Two En-Suites
- Three Reception Rooms
- Generous Kitchen Dining Room
- Utility & Guest W.C
- Stand Alone Home Office/Studio
- Detached Double Garage & Driveway Parking
- EPC C



Offers In Excess Of  
£800,000

A beautifully presented and modern five double bedroom detached home situated just off Myton Road and lying within easy reach of the fantastic local schooling, commuter links and both Warwick and Leamington town centres. This wonderful Banner Homes property was constructed in 2009 and has stunning interior accommodation briefly comprising five double bedrooms, three bathrooms, three reception rooms, a large kitchen/dining room, utility and guest WC. Outside, the property benefits from driveway parking for two cars, a detached double garage, lawned fence enclosed rear garden and recently constructed detached office pod.

Internal viewing is highly recommended to appreciate the size and quality that this fantastic home has to offer.

#### APPROACH

accessed from Camel Close via a paved footpath leading to double glazed composite front door which, in turn, opens in to:

#### LARGE ENTRANCE HALLWAY

with stairs rising to the first floor landing and benefiting from a large double fronted built in storage cloaks cupboard, and giving way to living room, dining room/sitting room, study and kitchen/dining room.

#### LIVING ROOM

The living room benefits from double glazed window to the front elevation with further double glazed windows and french doors to the rear giving views and direct access on to the composite rear deck and lawned garden beyond. In addition, there is a centrally mounted feature fireplace and split double doors coming from the entrance hall.

#### DINING ROOM/SITTING ROOM

The adaptable second reception room, currently being used as a sitting room/family room, is dual aspect with double glazed windows to both front and side elevations.

#### STUDY

The third reception room is incredibly versatile and currently being used as a home office, but is large enough to be used as a TV room or playroom and is situated directly next to the kitchen/dining room.

#### KITCHEN/DINING ROOM

features a beautifully presented and incredibly spacious kitchen comprising a range of light wood fronted shaker style wall and base mounted units with contrasting granite work surfaces over and an inset stainless steel sink with granite drainer and chrome monobloc tap. Having a range of integrated appliances including five ring gas hob, overhead brushed stainless steel and glass extractor, full size dishwasher, double oven and fridge freezer. Further to this, the kitchen also features ample room for formal dining for 8+ guests and has a rear facing double glazed window with further side facing double glazed windows and french doors giving views and direct access on to the composite deck and lawned garden beyond. Internal door opening to:

#### UTILITY ROOM

featuring a range of white fronted wall and base mounted units with contrasting granite effect work surfaces over and an inset stainless steel sink and drainer unit. Having space and plumbing for both washing machine and tumble dryer and side facing double glazed window.

#### FIRST FLOOR LANDING

gives way to all five bedrooms and the family bathroom, and benefits from an integrated airing cupboard.

#### BEDROOM ONE

This large double bedroom features two double fronted built in storage wardrobes which run the full length of

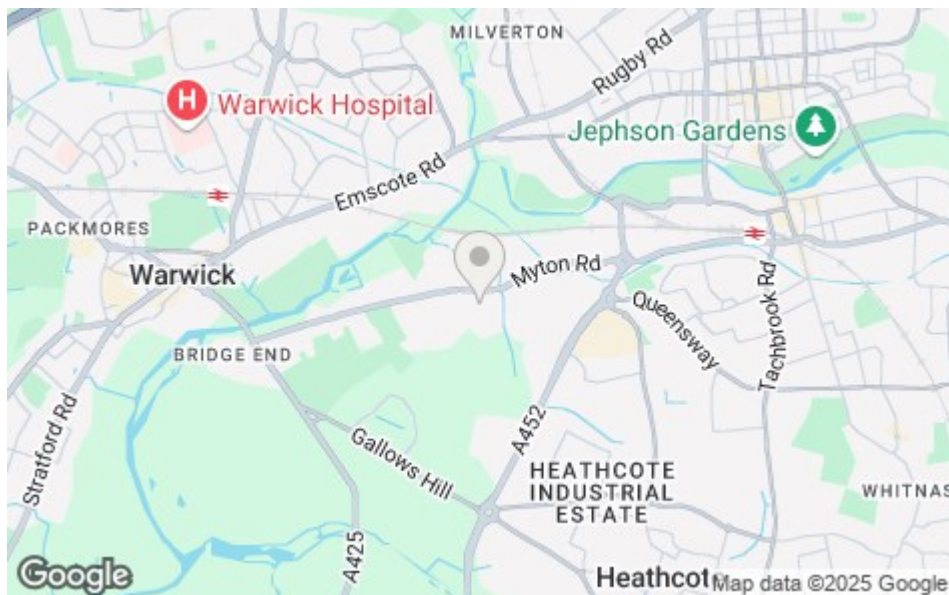












the wall, a rear facing double glazed window overlooking the lawned rear garden and provides ample space for up to a super king size bed. With internal door leading in to

#### EN SUITE SHOWER ROOM

featuring a white suite with low level WC, enclosed cistern and dual flush, wall mounted wash hand basin and enclosed shower cubicle with sliding glass screen and mains fed shower. Having ceramic tiling to all splashback areas and obscured double glazed window to the side elevation.

#### BEDROOM TWO

Another generous double bedroom, also featuring integrated storage wardrobe, having a front facing double glazed window with internal door leading through to the

#### EN SUITE SHOWER ROOM

comprising a three piece suite including low level WC with dual flush, pedestal wash hand basin and enclosed shower cubicle with mains fed shower and glass screen.

#### BEDROOM THREE

another sizeable double room, currently housing a double bed, as well as an array of freestanding bedroom furniture. Having a front facing double glazed window.

#### FAMILY BATHROOM

comprising a four piece white suite with low level WC and dual flush, wall mounted wash hand basin, panelled bath and separate enclosed shower cubicle with mains fed shower and a front facing obscured double glazed window.

#### BEDROOM FOUR

A double room, currently being utilised as a single, with rear facing double glazed window.

#### BEDROOM FIVE

comfortably accommodating a double bed, the fifth bedroom completes the first floor and has a side facing double glazed window.

#### OUTSIDE TO FRONT

is a low maintenance lawned foregarden with manicured hedgerows and footpath leading down the side of the house. This leads to the detached double garage with tarmac driveway enabling off road parking for two cars.



## REAR GARDEN

To the rear of the property is a north-west facing fence enclosed lawned rear garden featuring a large composite decked rear dining terrace accessible directly from the kitchen/dining room and living room. The garden also features external lighting, outside tap and gated side access. In addition, there is an external stand alone home office pod.

## DETACHED OFFICE

this is a recently constructed office pod measuring 13'1" x 9'2" and featuring dual aspect double glazed windows and french doors to both front and rear elevations, and having both power and lighting supplied.

## DOUBLE GARAGE

## 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 water, gas, 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 G.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** . 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.







Multi-award winning offices  
serving South Warwickshire & North Cotswolds

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