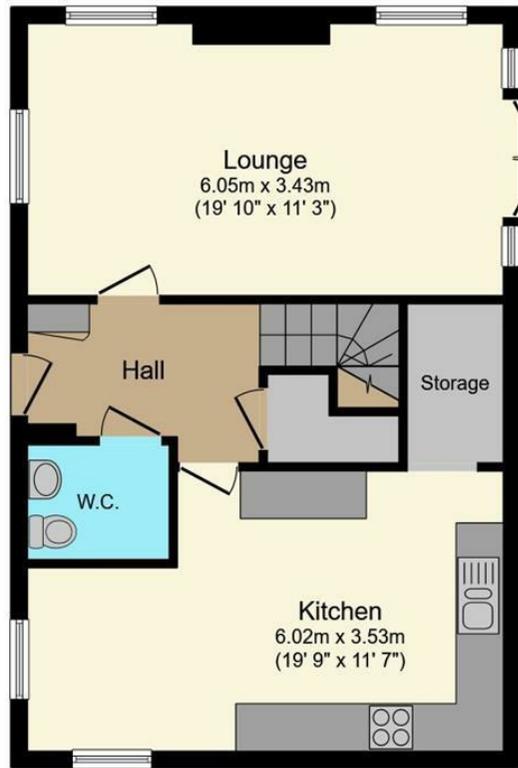


Peter Clarke



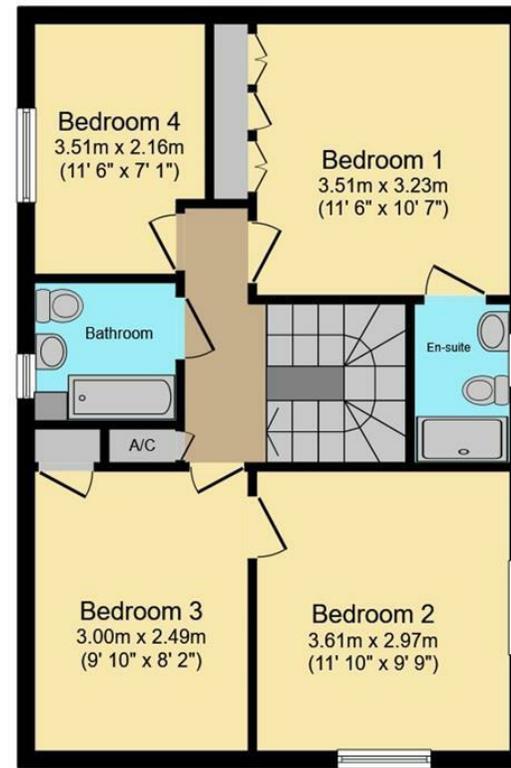
37 Gaydon Coppice Avenue, Upper Lighthorne, CV33 8AF

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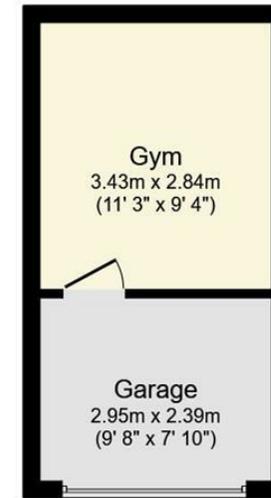
Ground Floor

Floor area 55.4 sq.m. (596 sq.ft.)



First Floor

Floor area 55.4 sq.m. (596 sq.ft.)



Garage/Gym

Floor area 17.0 sq.m. (183 sq.ft.)

TOTAL: 127.8 sq.m. (1,376 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



- Beautifully presented detached family home
- Four well proportioned bedrooms
- Principal en suite and family bathroom
- Triple aspect living room
- Triple aspect kitchen/dining room and utility
- Guest WC
- Driveway parking for 3+ cars
- Garage store with gym
- Lawned gardens to both front and rear
- EPC B



Offers In Excess Of
£450,000

A beautifully presented and well proportioned four bedroom detached family home situated in Upper Lighthorne lying within easy reach of Leamington, Warwick, Stratford upon Avon and Banbury, as well as well as providing easy access to commuter links, the fantastic schooling and amenities. This property was constructed in 2022 by Taylor Wimpey to the Rossdale design and has been largely upgraded by the current owners. Having interior accommodation comprising well proportioned entrance hall with guest WC and storage cupboard, open plan kitchen/dining room with utility, triple aspect living room, four first floor bedrooms, all of which are capable of taking a double bed, and the principal of which also benefits from en suite facilities with a further family bathroom.

APPROACH

Accessed from Gaydon Coppice via a paved footpath leading up to an open canopy fronted porch with composite and double glazed front door opening into:

ENTRANCE HALL

with stairs rising to first floor landing and benefiting from useful understairs storage cupboard with additional cloaks storage cupboard, having a timber and glazed door opening into a triple aspect living room.

LIVING ROOM

This beautifully appointed living room has high quality vinyl plank flooring, a stunning feature fireplace installed by the owners and has french doors giving views and direct access on to the paved rear dining terrace and north-westerly facing lawned rear garden.

GUEST WC

This well proportioned guest WC comprises a two piece white suite with low level WC and dual flush, pedestal wash hand basin, and having Porcelanosa ceramic tiling to all splashback areas.

KITCHEN/DINING ROOM

This beautifully appointed and considerably upgraded kitchen/dining room comprises a range of shaker style wall and base mounted units with solid quartz work surfaces over and a range of integrated AEG appliances including five ring gas hob with overhead brushed stainless steel extractor fan, full size AEG dishwasher,

double oven and fridge freezer, and provides ample space for dining for six adults. With triple aspect double glazed windows looking to front, side and rear elevations and open archway leading through into the:

UTILITY AREA

having a range of matching shaker style wall and base mounted units with integrated AEG washer/dryer and solid quartz work surfaces over. In addition, the utility also plays host to the gas central heating boiler and has a composite and double glazed door leading out on to the paved rear terrace and lawned garden.

FIRST FLOOR LANDING

has stairs rising from entrance hall and gives way to all bedrooms and the family bathroom, as well as benefiting from useful airing cupboard housing the pressurised hot water cylinder and loft access hatch leading to loft storage area.

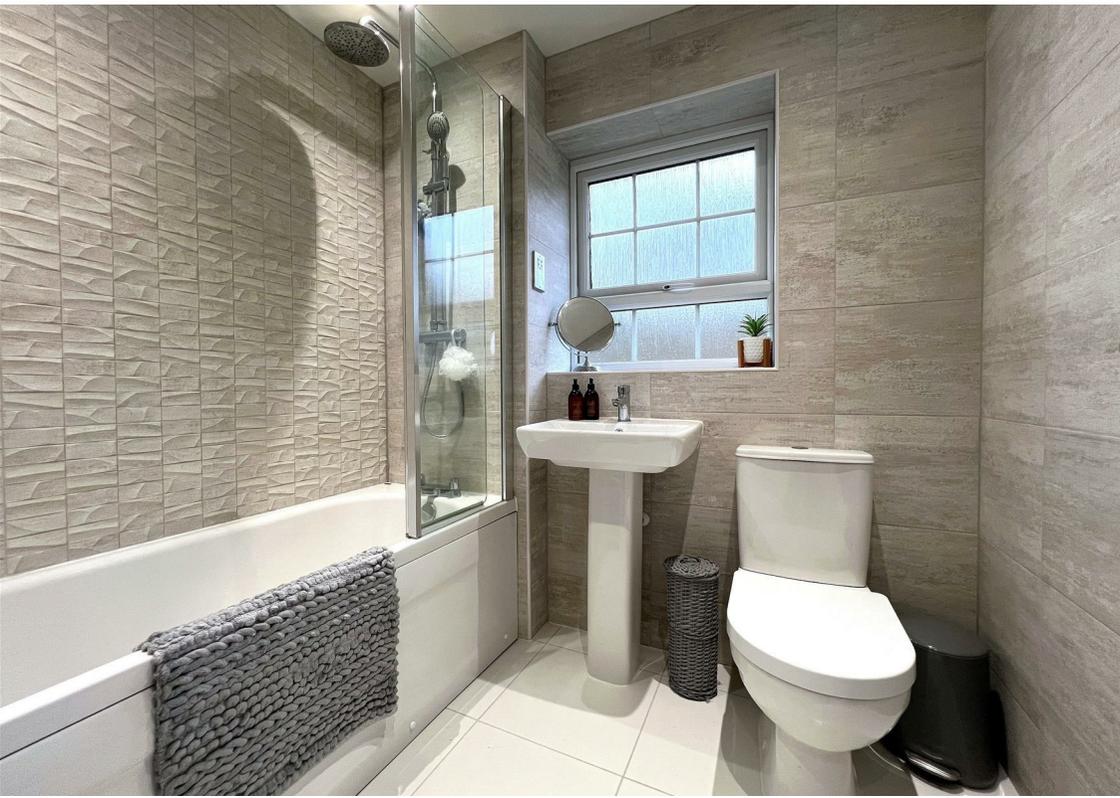
BEDROOM ONE

This sizeable double bedroom features a range of integrated storage furniture comprising five door built in storage wardrobe with six drawer chest of drawers and overhead storage cupboards. With a rear facing double glazed window overlooking the lawned rear garden and internal panelled door opening into:

EN SUITE SHOWER ROOM

comprising a three piece suite with low level WC and dual flush, pedestal wash hand basin with chrome monobloc tap, and walk in shower cubicle with dual







headed shower and sliding glass screen. Having Porcelanosa ceramic tiling to all walls, central heating radiator and obscured double glazed window to the rear elevation.

BEDROOM TWO

Another generous dual aspect double room with feature panelled wall, having double glazed windows to both side and rear elevations.

BEDROOM THREE

currently being utilised as a nursery and has double glazed windows to both side and front elevations overlooking the neighbouring nature reserve. Further to this, this room also offers a large built in storage cupboard.

FAMILY BATHROOM

The beautifully appointed three piece family bathroom comprises low level WC with dual flush, pedestal wash hand basin with chrome fittings and panelled bath with chrome taps and mains fed shower over. Having a folding glass screen, obscured double glazed window to the front elevation and Porcelanosa tiling to all walls and floor.

BEDROOM FOUR

The fourth and final bedroom is currently being utilised as an office and family room and has a double glazed window to the front elevation overlooking the neighbouring nature reserve.

OUTSIDE TO FRONT

situated behind a low level hedgerow, is the lawned foregarden with paved footpath leading to the front door. To the side is a tarmac driveway enabling ample off road parking for three to four cars, which leads up to the useful and part converted garage/gymnasium.

GARAGE/GYM

benefiting from a traditional style up and over garage door creating useful storage area, with further internal door leading through into a converted gymnasium area benefiting from both power and lighting, with useful boarded an insulated loft storage area.

TO THE REAR

is a wall and fence enclosed north-westerly facing lawned rear garden with paved dining terrace and gated side access from the driveway. This benefits from internal access from both the utility room and the living room.



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: B. 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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