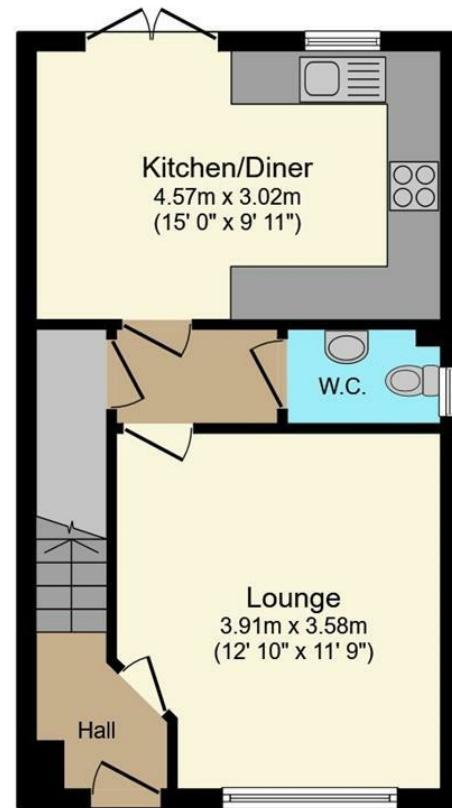




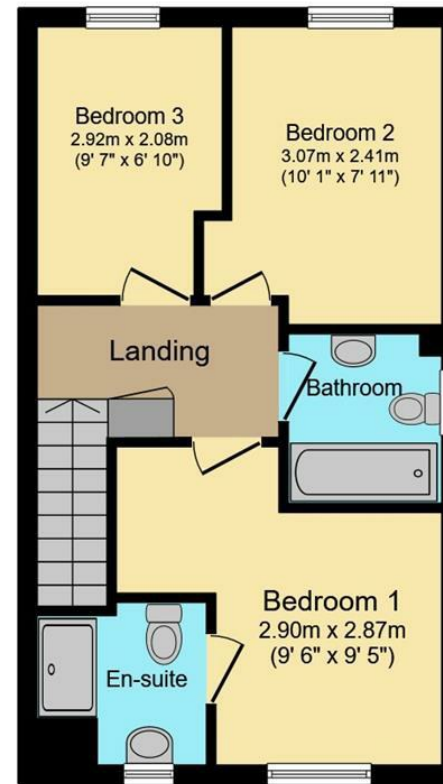
4 Harris Close, Upper Lighthorne, CV33 8AJ

## 4 Harris Close, Upper Lighthorne, CV33 8AJ



**Ground Floor**

Floor area 37.7 m<sup>2</sup> (406 sq.ft.)



**First Floor**

Floor area 37.7 m<sup>2</sup> (405 sq.ft.)

**TOTAL: 75.3 m<sup>2</sup> (811 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)





- Barratt Ellerton design home
- Three bedrooms
- Principal en suite and family bathroom
- Living room
- Kitchen/dining room
- Guest WC
- Two parking spaces and car charger
- Remainder of 8 years on NHBC Guarantee
- Lawned Rear Garden
- EPC Rating B



Offers In Excess Of  
£295,000

A spacious, well presented and ideally located modern home situated on the ever popular Aston Grange development in Upper Lighthorne. Lying within easy reach of Leamington, Warwick and Banbury as well as the motorway networks. This lovely home was constructed in 2022 by Barrett Homes to the Ellerton Design which benefits from the remainder of its NHBC guarantee and has interior accommodation comprising entrance hall, living room, inner lobby with large storage cupboard, guest W.C and modern kitchen dining room. To the first floor are three well sized bedrooms, one of which has a lovely en-suite shower room and a further family bathroom with shower over the bath. Outside the property boasts two side by side parking spaces, an electric car charger, gated side footpath and a landscaped and lawned rear garden with storage shed.

#### APPROACH

accessed from Harris Close via a tarmac driveway and paved footpath leading up to a double glazed and composite front door, which opens into:

#### ENTRANCE HALLWAY

has stairs rising to first floor landing and gives way to the living room.

#### LIVING ROOM

This well-proportioned living room has a large front facing double glazed window with integrated colonial shutters and provides ample space for living furniture with internal door leading through to inner hallway.

#### INNER HALLWAY

This spacious inner hallway boasts a large understairs storage cupboard to one side with access into the guest WC to the other. Ahead is internal access into the kitchen/dining room.

#### GUEST WC

comprising a two piece suite with low level WC and dual flush, pedestal wash hand basin and having an obscured double glazed window to the side elevation.

#### KITCHEN/DINING ROOM

This spacious kitchen/dining room comprises a range of white gloss fronted wall and base mounted units with contrasting wood effect work surfaces over and has an

integrated stainless steel sink and drainer unit with chrome monobloc tap. Further to this, there is an integrated dishwasher, fan assisted electric oven and counter top mounted gas hob with overhead extractor. Space and plumbing for both under-counter washing machine and upright fridge freezer. Finishing the picture is ample space for dining for six guests with rear facing double glazed windows and french doors giving views and access onto the paved rear dining terrace and lawned garden beyond.

#### FIRST FLOOR LANDING

has stairs rising from entrance hallway and gives way to all bedrooms and family bathroom, as well as benefiting from a useful airing cupboard and loft access hatch.

#### BEDROOM ONE

This well proportioned double bedroom has a large double glazed window to the front elevation and features a double mirror fronted sliding door built-in wardrobe providing both shelving and hanging storage space. Currently housing a king size bed, this double bedroom also has internal door leading through into the principal en suite.

#### PRINCIPAL EN SUITE

featuring a three piece suite with low level WC and dual flush, pedestal wash hand basin and oversize shower cubicle with mains fed shower and sliding glass screen.













Having tiling to all splashback areas and double glazed and obscured window to the front elevation.

#### BEDROOM TWO

The second bedroom is currently being utilised as a single room and home office, but could accommodate a double bed as a guest room. With rear facing double glazed window and colonial shutters.

#### FAMILY BATHROOM

The family bathroom features a three-piece suite with low level WC having dual flush, pedestal wash hand basin with chrome fittings, and panelled bath with mains fed shower over and glass screen. Having ceramic tiling to all splashback areas and an obscured double glazed window.

#### BEDROOM THREE

The third and final bedroom is currently being utilised as a nursery and dressing room, but is a well-proportioned single room and has a rear facing double glazed window with integrated shutters and provides views over the lawned rear garden.

#### OUTSIDE TO THE FRONT

is a tarmac driveway providing side by side parking for two vehicles, and benefiting from an electric car charging point. To the side is private gated side access, which leads through from the front of the house to the rear garden.

#### TO THE REAR

is a north-west facing lawned rear garden, which has been landscaped by the current owners to a fantastic standard, and features a paved rear dining terrace and benefits from a useful timber storage shed. Having internal access from the kitchen/dining 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, 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 XXX.

**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.







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