

Peter Clarke



6 Ictone Way, Bishops Itchington, Southam, CV47 2DQ

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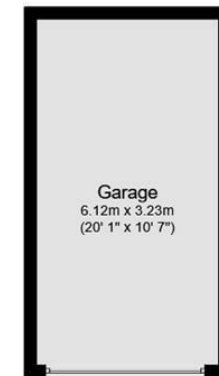
Ground Floor

Floor area 89.0 sq.m. (958 sq.ft.)



First Floor

Floor area 91.3 sq.m. (983 sq.ft.)



Garage

Floor area 19.8
sq.m. (213
sq.ft.)

TOTAL: 200.1 sq.m. (2,153 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



- Detached family home
- Built by Bovis Homes to the Maple design
- Offering four well proportioned bedrooms
- Two en suite shower rooms and luxury family bathroom
- Open plan kitchen/living/dining room
- Formal sitting room
- Home office
- Utility and Guest WC
- Westerly facing professionally landscaped rear garden
- Driveway parking for two cars and detached single garage



Offers In Excess Of
£700,000

This beautifully appointed, incredibly spacious and fantastically located four double bedroom detached family home was built by Bovis Homes to the Maple design and benefits from the remainder of its NHBC Guarantee. Having stunning internal accommodation briefly comprising large reception hall with guest WC and cloaks cupboard, home office, formal sitting room, open plan kitchen/living/dining room, utility and boiler room. To the first floor are four well proportioned bedrooms, two of which benefit from luxury en suite shower rooms, and a further family bathroom with shower. Outside, the property has a west facing and professionally landscaped lawned rear garden with porcelain tiled dining terrace accessible from the kitchen/living/dining room via the bi-fold doors. In addition, the property also benefits from tarmac driveway providing ample side by side parking and a detached single garage with power and lighting and electrically operated up and over garage door.

Internal viewing is highly recommended to appreciate the size, quality and position that this incredible family home has to offer.

NO FORWARD CHAIN

APPROACH

accessed from Icetone Way via the recently laid porcelain footpath leading to open canopy porch and composite double glazed front door. This opens in to:

RECEPTION HALL

This fantastic, bright and welcoming reception hall has stairs rising to first floor landing and gives way to the kitchen/living/dining room, formal sitting room, home office, guest WC and also benefits from useful cloaks storage cupboard. With high grade vinyl plank flooring and timber panelled door opening in to:

SITTING ROOM

This first reception room has a large double glazed bay window to the front elevation, high grade vinyl plank flooring and custom built feature fireplace.

OPEN PLAN KITCHEN/LIVING/DINING ROOM

This beautifully presented, incredibly spacious and triple aspect kitchen/living/dining room comprises a range of light grey fronted contemporary style wall and base mounted units with contrasting quartz work surfaces over and benefits from a one and one half bowl stainless steel sink with quartz drainer and chrome monobloc tap, and features a range of integrated Bosch appliances including double oven, fridge freezer, full size dishwasher, counter top mounted five ring gas hob with brushed stainless steel overhead extractor. In addition, this wonderful kitchen also boasts a useful breakfast bar providing informal dining for two, ample room for living room furniture and enough dining space to accommodate eight guests comfortably. The picture is completed with high grade vinyl plank flooring, double glazed windows to two elevations, with further double glazed bi-fold doors opening to the stunning and professionally landscaped lawned rear garden and dining terrace. Further internal panelled door opens in to:

UTILITY

This beautifully appointed utility has matching units to the main kitchen with contrasting solid quartz work surfaces over and an inset one and one half bowl brushed stainless steel sink and drainer unit with chrome monobloc tap. Having under counter storage for both washing machine and tumble dryer (currently housing an additional fridge), with side facing double glazed window, rear facing composite double glazed door giving access on to the rear dining terrace and further internal door opening in to:

BOILER ROOM

providing ideal space for internal drying and houses the Megaflow high pressure water cylinder.

GUEST WC

This beautifully appointed, contemporary style white suite comprises low level WC with dual flush, pedestal wash hand basin with chrome monobloc tap and features Porcelanosa tiling to all splashbacks. With large obscured double glazed window to side elevation, high grade vinyl plank flooring.

HOME OFFICE

The final reception room, also accessed off the entrance hallway, is currently being utilised as a home office. With large double glazed window to the front elevation, high grade vinyl plank flooring.

FIRST FLOOR LANDING

has stairs rising from entrance hallway and gives way to all four bedrooms and the family bathroom. Featuring a large double glazed window to the front elevation providing fantastic natural lighting and having inset ceiling mounted downlighters.

PRINCIPAL BEDROOM SUITE

comprising bedroom, dressing area and en suite shower room.







BEDROOM

This incredible bedroom area has vaulted ceiling and dual aspect windows to both side elevations. Currently housing a king size bed, but able to take a super king bed with ease. From here, we access the:

DRESSING AREA

benefiting from a full wall of integrated storage wardrobes providing both shelving and hanging storage space. In addition, the bedroom also features an en suite.

EN SUITE SHOWER ROOM

comprising a contemporary style three piece white suite including floating wash hand basin with chrome monobloc tap, enclosed cistern WC with dual flush and walk in shower cubicle with fixed glass screen and dual headed shower. Having Porcelanosa tiling to all splashback areas, obscured double glazed window to side elevation and centrally heated towel rail.

BEDROOM TWO

Another fantastic double room having a front facing double glazed window and offering stunning feature panelled wall. Currently housing a king size bed and having ample space for additional storage furniture with internal panelled door opening in to:

GUEST EN SUITE

This beautifully appointed guest en suite comprises low level WC with enclosed cistern and dual flush, floating wash hand basin with chrome monobloc tap and enclosed shower cubicle with sliding glass screen and mains fed shower. Having obscured double glazed window to the side elevation and centrally heated towel rail.

BEDROOM THREE

The third double bedroom has been fitted out with a range of custom made integrated storage furniture comprising three large double fronted built in wardrobes providing shelving and hanging storage space, two three-drawer chest of drawers and eight display shelves. In addition, we also have a large dressing table with seven-drawer chest of drawers and a rear facing double glazed window. This room could easily be adapted to accept a double or king size bed.

LUXURY FAMILY BATHROOM

This stunning four piece family bathroom comprises enclosed shower cubicle with folding glass screen and mains fed shower, panelled bath with centrally mounted tap and separate shower head attachment, enclosed cistern dual flush WC and floating wash hand basin with chrome monobloc tap. Having stunning porcelain tiles to all splashback areas, obscured double glazed window to the rear elevation and centrally heated towel rail.

BEDROOM FOUR

currently being utilised as a guest room and additional office space and has a large front facing double glazed window.

OUTSIDE TO FRONT

Are well stocked borders and beds with a porcelain tiled path leading to the front door.

TO THE SIDE

To the left of the property is a tarmac driveway enabling off road parking (sided by side) for 2-3 cars. this leads up to the single garage and provides gated access to the rear garden.

DETACHED SINGLE GARAGE

Accessed from the driveway is the detached single garage benefitting from power and lighting and featuring an electric garage door.

REAR GARDEN

To the rear is a stunning, westerly facing, professionally landscaped, walled rear garden featuring a large porcelain tiled dining terrace, accessible direct from the kitchen dining area via the bi-fold doors. in addition there are two raised (composite) decked terraces and a well maintained lawn with stunning borders and beds.

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 G.

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.

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Myton Road, Leamington Spa, Warwickshire, CV31 3NY
Tel: 01926 429400 | leamington@peterclarke.co.uk | www.peterclarke.co.uk

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