

Peter Clarke



4 Farley Avenue, Harbury, Leamington Spa, CV33 9LX

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Ground Floor

Floor area 113.5 m² (1,221 sq.ft.)



First Floor

Floor area 36.4 m² (392 sq.ft.)

TOTAL: 149.8 m² (1,613 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



- Deceptively spacious detached bungalow
- Three well proportioned double bedrooms
- Family bathroom and en suite shower room
- Extended lounge/dining room
- Extended kitchen/dining room
- Driveway parking and integrated single garage
- Beautifully maintained and private gardens
- Stunning countryside views
- EPC TBC



Offers In Excess Of
£400,000

A largely extended and deceptively spacious three double bedroom detached dormer bungalow located at the end of the quiet cul-de-sac and benefiting from outstanding views over the neighbouring countryside. Having well proportioned internal accommodation comprising entrance porch, inner hall, extended living and dining room, extended kitchen/dining room, two well proportioned ground floor double bedrooms and a family bathroom, to the first floor is a principal bedroom with shower room and walk in wardrobe. Outside, the property benefits from driveway parking, integrated single garage and well maintained gardens to front, side and rear elevations.

APPROACH

accessed from Farley Avenue via a paved footpath leading up to enclosed porch with timber and glazed front door.

ENCLOSED PORCH

having obscured windows to three sides and vaulted ceiling, with internal timber and glazed door opening in to entrance hall. The entrance hall gives way to the extended living and dining room and extended kitchen/dining room, with stairs rising to first floor landing.

EXTENDED KITCHEN/DINING ROOM

This spacious and extended kitchen/dining room comprises a range of wood fronted wall and base mounted units with contrasting granite effect work surfaces over and has inset one and one half bowl stainless steel sink and drainer with freestanding cooker and space and plumbing for both washing machine and fridge freezer. Further to this, there is a small breakfast bar area, ample space for informal dining, two front facing double glazed windows, timer and glazed rear access door leading to the rear garden, and further internal door leading through to the garage.

EXTENDED LIVING/DINING ROOM

This well proportioned reception room provides ample space for both living and dining furniture and has a centrally mounted feature fireplace with electric

convector fire. Having dual aspect double glazed windows to both front and side elevations giving outstanding views over the surrounding countryside, and having internal timber door leading through to inner hall.

INNER HALL

The inner hall provides access through to the two ground floor bedrooms and the family bathroom, and benefits from a useful airing/storage cupboard.

BEDROOM TWO/DINING ROOM

The well proportioned dual aspect second bedroom is currently being utilised as a dining room, but this versatile space would provide ample room for a double bed and offers incredible views over the rear garden and surrounding countryside.

BEDROOM THREE

The third bedroom is currently being utilised as a twin room and houses two full size single beds and benefits from a large rear facing double glazed window overlooking the lawned rear garden.

FAMILY BATHROOM

This well appointed family bathroom comprises a three piece white suite with low level WC, pedestal wash hand basin and panelled bath with mixer tap and shower head. having ceramic tiling to all splashback areas and benefiting from useful built in storage cupboard with







double glazed and obscured window to the side elevation.

FIRST FLOOR LANDING

having stairs rising from entrance hall and gives way to the principal bedroom.

BEDROOM ONE

This large double bedroom offers a useful overstairs storage cupboard and has the benefit of a large double glazed window to the side elevation offering incredible elevated views over the surrounding farmland. Further to this, there is an internal door leading through to:

PRINCIPAL EN SUITE

comprising a three piece white suite with low level WC, pedestal wash hand basin and enclosed shower cubicle with electric Mira shower and sliding glass screen. Having ceramic tiling to all splashback areas and a double glazed window to the side elevation.

Also accessed from Bedroom One:

WALK IN WARDROBE

This generous walk in wardrobe measuring in excess of 6' square provides fantastic storage opportunities and space for further expansion subject to obtaining planning. In addition, there is a further internal door leading through to the boarded eaves storage area.

OUTSIDE TO THE FRONT

is a beautifully maintained foregarden with driveway parking leading up to the integrated single garage, whilst to the side we have private and secure gated side access with paved footpath leading to the rear garden.

REAR GARDEN

is accessible from the kitchen/dining room, as well as having side gated access from the front of the house. Here we have a fence enclosed mature garden, which is mainly laid to lawn with well stocked plant and shrub borders and beds, and a paved dining terrace. The garden also continues around the other side of the house and provides an attractive and well maintained side garden area offering incredible views over the neighbouring countryside.

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, 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: E. 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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