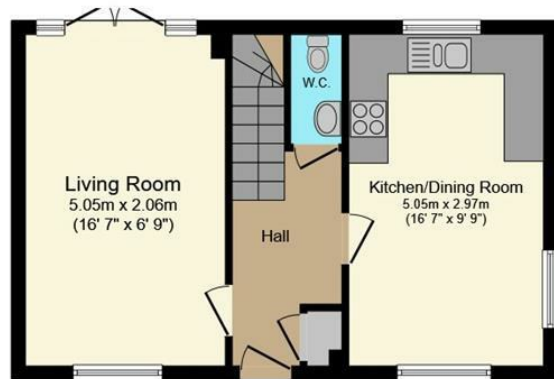


Peter Clarke



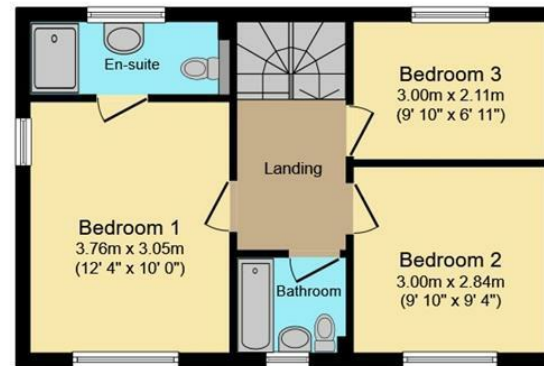
7 Twigger Drive, Barford, Warwick, Warwickshire, CV35 8EY

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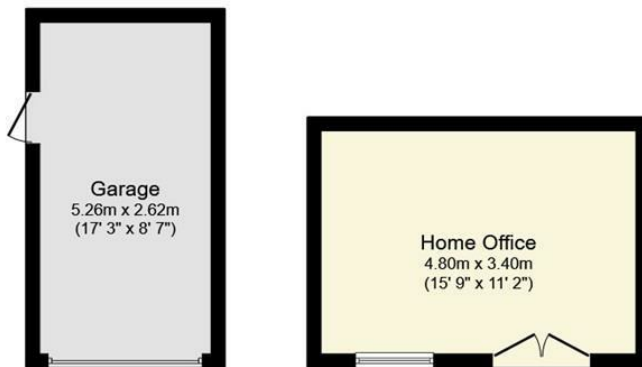
### Ground Floor

Floor area 39.9 sq.m. (430 sq.ft.)



### First Floor

Floor area 39.9 sq.m. (430 sq.ft.)



### Outbuilding

Floor area 29.6 sq.m. (318 sq.ft.)

Total floor area: 109.4 sq.m. (1,177 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)





- Taylor Wimpey Yewdale design
- Detached family home
- Three double bedrooms
- Family bathroom and principal en suite
- Well proportioned dual aspect living room
- Dual aspect kitchen/dining room
- Guest WC
- Driveway parking for three cars and detached single garage
- Recently constructed garden office
- Extension potential subject to planning permission



Offers In Excess Of  
£460,000

This beautifully appointed, well positioned and incredibly spacious three double bedroom detached family home was constructed by Taylor Wimpey builders in 2016 to the Yewdale design and sits on a larger than average plot offering scope for extension subject to planning. Having interior accommodation briefly comprising welcoming entrance hall with guest WC, well proportioned dual aspect living room, generous modern dual aspect kitchen/dining room, three first floor double bedrooms, the principal of which benefits from a well sized en suite shower room, and a separate family bathroom. Outside, the property boasts large driveway enabling off road parking for three vehicles, a detached single garage with power and lighting and benefiting from pedestrian access from the lawned rear garden, lawned gardens to both front and rear elevation, the rear of which is larger than average and will enable scope for extension subject to planning.

NO FORWARD CHAIN

#### APPROACH

accessed from Twigger Drive via tarmac driveway leading to paved footpath, which in turn leads up to a composite and double glazed front door. This then opens in to:

#### ENTRANCE HALL

having stairs rising to first floor landing and benefits from a useful cloaks storage cupboard as well as giving way to the living room, kitchen/dining room and guest WC.

#### GUEST WC

comprising a modern two piece suite with low level WC and dual flush, pedestal wash hand basin with chrome monobloc tap, ceramic tiling to floor and all splashback areas and wall mounted vanity mirror.

#### LIVING ROOM

This well proportioned, dual aspect living room is accessed from the entrance hallway and benefits from double glazed window to front elevation with rear facing double glazed windows and french doors giving views and direct access on to the oversized lawned rear garden.

#### KITCHEN/DINING ROOM

This beautifully appointed and spacious kitchen/dining room has dual aspect double glazed windows to both front and rear elevations providing fantastic natural

light and comprises a range of white fronted wall and base mounted units with contrasting work surfaces over with an inset one and one half bowl stainless steel sink and drainer unit with monobloc tap and a range of integrated appliances including fridge and freezer, four ring electric hob with overhead extractor and fan assisted electric oven, built in dishwasher and washer/dryer. In addition, there is ample room for informal dining for up to six guests.

#### FIRST FLOOR LANDING

has stairs rising from entrance hall and gives way to all three bedrooms and the family bathroom as well as having a loft storage hatch with drop down ladder leading to loft storage area.

#### BEDROOM ONE

A well proportioned double room currently housing a king size bed with front facing double glazed window offering views up Twigger Drive. With internal timber panelled door opening in to:

#### EN SUITE SHOWER ROOM

This well appointed and modern en suite shower comprises a three piece suite with low level WC and dual flush, pedestal wash hand basin, enclosed shower cubicle with folding glass screen and electric shower. Having ceramic tiling to all splashback areas and floor, obscured double glazed window to rear elevation, wall mounted vanity mirror and central heating radiator.













### BEDROOM TWO

The second bedroom, currently housing a full size double bed, has a large double glazed window to the front elevation.

### FAMILY BATHROOM

This well appointed family bathroom comprises a three piece suite with low level WC and dual flush, pedestal wash hand basin with chrome monobloc tap, and panelled bath with mixer head shower, fixed glass screen and benefits from ceramic tiling to floor and all splashback areas. With central heating radiator, obscured double glazed window to the front elevation and ceiling mounted lighting and extractor fan.

### BEDROOM THREE

The third bedroom is currently being utilised as a nursery but could easily accommodate a double bed and has a large double glazed rear facing window overlooking the fantastic lawned rear garden.

### OUTSIDE TO FRONT

is a well maintained and lawned foregarden with paved footpath leading to the front door. Sitting alongside this is a tarmac driveway enabling off road parking for three vehicles. This leads up to gated side access into the rear garden and a detached single garage.

### DETACHED SINGLE GARAGE

benefiting from both power and lighting, as well as having pedestrian side access door from the rear garden itself, and being accessed from the driveway via an up and over garage door.

### REAR GARDEN

This larger than average plot is north-westerly facing and fence enclosed to all sides, mainly laid to lawn and benefiting from a paved patio area accessible directly from the living room. Further to this, we have an exterior tap, gated side access from the driveway, internal access into the garage and the garden also benefits from a recently installed timber home office constructed to the rear of the garden.



## TIMBER HOME OFFICE

This beautifully constructed timber building measures in excess of 15ft. and benefits from both power and lighting. With bi-fold double glazed doors to the front elevation, as well as additional double glazed front facing window. This adaptable and incredibly useful space is currently being used as a home office, but could equally double up as guest accommodation, playroom, dining room or garden 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 D.

**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  
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