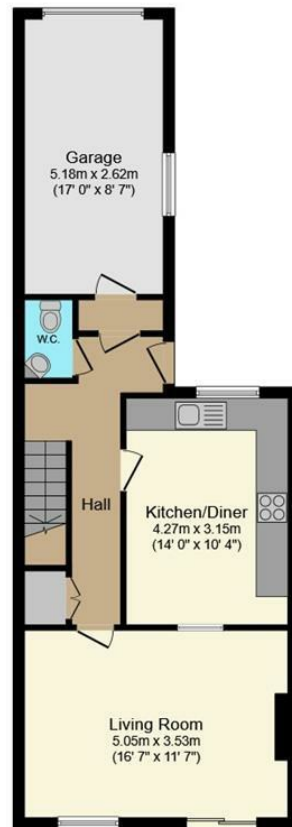


Peter Clarke



14 Thornton Close, Woodloes Park, Warwick, CV34 5XU

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Ground Floor

Floor area 57.9 sq.m. (623 sq.ft.)



First Floor

Floor area 39.2 sq.m. (422 sq.ft.)

Total floor area: 97.1 sq.m. (1,045 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



- NO FORWARD CHAIN
- Beautifully presented family home
- Three well proportioned bedrooms
- Modern family shower room
- Generous living room
- Well proportioned modern fitted kitchen
- Guest WC
- Driveway parking and integrated single garage
- Lawned gardens to both front and rear facing westerly garden
- EPC TBC



Offers In Excess Of
£300,000

A beautifully presented, deceptively spacious and ideally located three bedroom semi-detached home occupying a lovely plot within a quiet cul-de-sac and having interior accommodation briefly comprising large entrance hallway, guest WC, kitchen/dining room, well proportioned living room, three first floor bedrooms and a modern family shower room. Outside, the property has a beautifully maintained lawned foregarden, block paved driveway enabling off road parking and integrated single garage. To the rear is a westerly facing fence enclosed and lawned rear garden.

The property is available with no forward chain and internal viewing is highly recommended to appreciate the size, quality and position of this fantastic home.

APPROACH

accessed from Thornton Close via the block paved driveway leading to paved footpath. This in turn leads up to the double glazed composite front door, which opens in to:

ENTRANCE HALLWAY

having stairs rising to the first floor landing and benefiting from a useful double fronted understairs storage cupboard. Giving way to guest WC, kitchen/dining room, living room and with further internal access leading through to inner lobby and integrated single garage.

KITCHEN/DINING ROOM

A modern fitted kitchen/dining room comprising a range of light wood fronted wall and base mounted units with contrasting granite effect work surfaces over and having ceramic tiling to all splashback areas. With an inset stainless steel sink and drainer unit with chrome monobloc tap, freestanding Tricity Bendix electric fan assisted oven and hob, freestanding fridge freezer and space and plumbing for washer/dryer. With large modern double glazed window to the front elevation offering views over the foregarden and internal glazed window leading through to the living room.

GUEST WC

This incredibly useful guest WC comprises a modern

white suite with low level WC and dual flush, vanity unit mounted wash hand basin with chrome fittings and undercounter storage, with wall mounted heater and ceiling mounted lighting.

LIVING ROOM

This generous reception room is accessed from the entrance hall and has a centrally mounted feature fireplace with electric convector fire and benefits from modern double glazed window and sliding patio door giving views and direct access on to the stunning westerly facing lawned rear garden and paved dining patio.

FIRST FLOOR LANDING

has stairs rising from entrance hall and gives way to all three bedrooms and the family shower room, as well as providing access to the loft storage area and benefiting from useful airing cupboard housing the hot water cylinder.

BEDROOM ONE

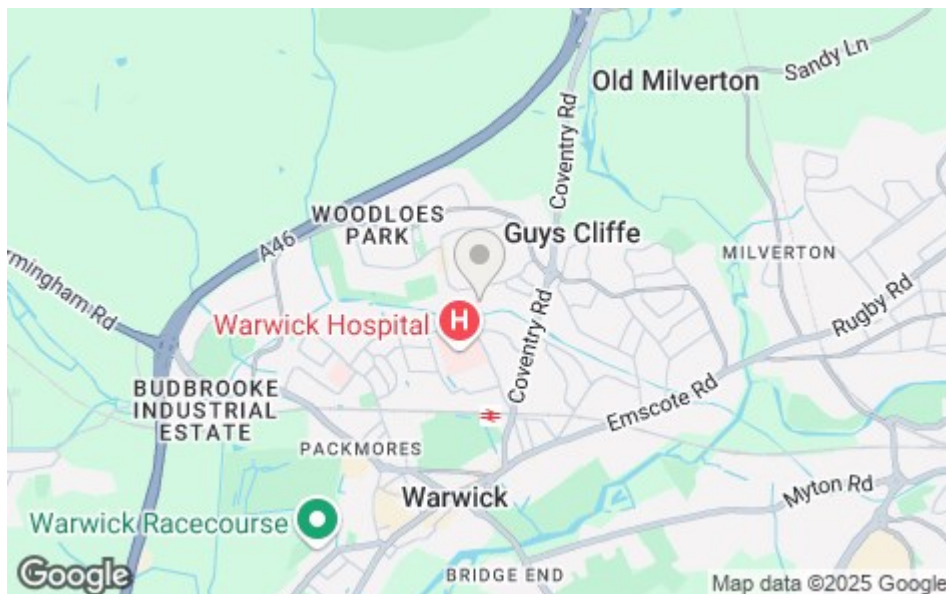
A well sized double bedroom benefiting from a large double fronted and double depth built in storage wardrobe with rear facing double glazed window overlooking the stunning westerly facing lawned rear garden.

BEDROOM TWO

currently housing twin single beds, this spacious second







double bedroom also benefits from a built in storage wardrobe and has a large double glazed window to the front elevation overlooking the foregarden.

FAMILY SHOWER ROOM

This beautifully presented and modern white suite comprises low level WC with enclosed cistern and dual flush, vanity unit mounted wash hand basin with undercounter storage and chrome tap and enclosed shower cubicle with glass screen and electric shower. Having ceramic tiling to all splashback areas, wall mounted vanity mirror and obscured double glazed window to the front elevation.

BEDROOM THREE

The third and final bedroom is a generous single with a large double glazed window to the rear elevation offering lovely views over the lawned rear garden.

OUTSIDE TO FRONT

is a well maintained block pave driveway and footpath enabling off road parking. This leads up to the:

INTEGRATED SINGLE GARAGE

with up and over garage door and both power and lighting, as well as having internal lockable access from the entrance hall.

TO THE REAR

is a stunning and well maintained westerly facing lawned rear garden, which is fence enclosed to three sides and benefits from a large paved dining terrace accessible directly from the living room. To the rear of the garden is a further patio area featuring welsh slate and benefiting from a useful timber storage shed. The picture is completed with well stocked plant and shrub borders and a mature tree. In addition, the garden also features a retractable sun canopy and has the added benefit of lockable gated side access.

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 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 C.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: TBC. 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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