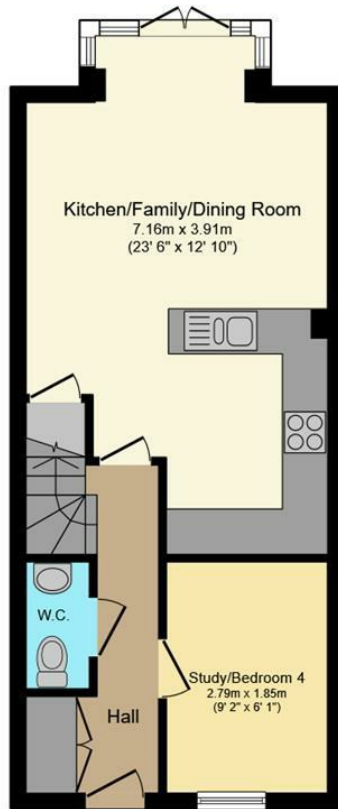


Peter Clarke

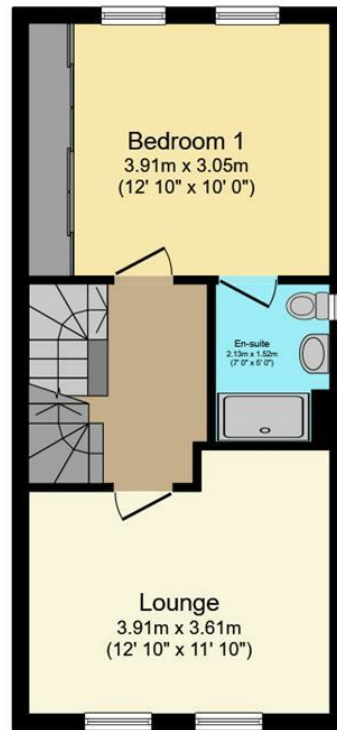


58 Vickers Way, Warwick, CV34 7AP

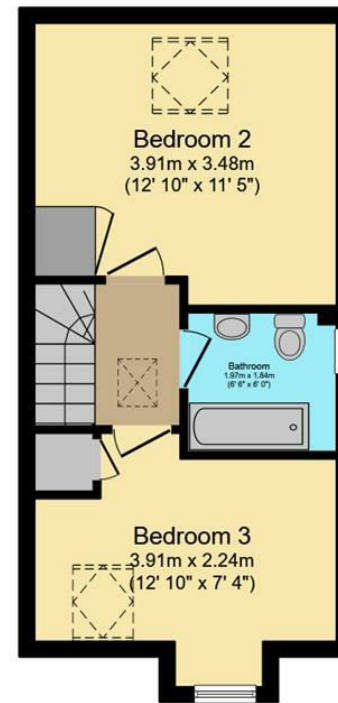
58 Vickers Way, Warwick, CV34 7AP



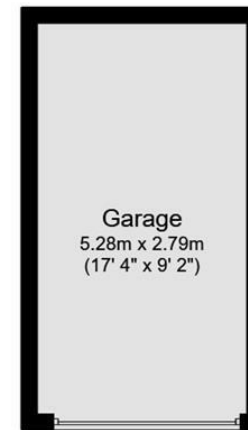
Ground Floor
 Floor area 38.5 sq.m. (415 sq.ft.)



First Floor
 Floor area 36.7 sq.m. (395 sq.ft.)



Second Floor
 Floor area 33.5 sq.m. (360 sq.ft.)



Garage
 Floor area 14.4 sq.m. (155 sq.ft.)

Total floor area: 123.1 sq.m. (1,325 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



- Barratt Homes Rochester
- Three Bedroom Semi Detached
- Ensuite to Principal Bedroom
- Modern Family Bathroom
- First floor Living Room
- Kitchen, Living Dining Room
- Study/Bedroom 4
- Guest W.C
- Three Car Driveway, Garage & Car Charger
- EPC B



Offers In Excess Of
£395,000

A beautifully maintained and ideally located modern family home constructed in 2019 by Barratt Homes to the Rochester design, situated on this popular modern development lying within easy reach of Warwick, Leamington, the surrounding motorway networks, commuter links and fantastic local schooling and having internal accommodation briefly comprising well proportioned entrance hall, guest WC, ground floor home office/fourth bedroom, open plan kitchen/living/dining room. To the first floor is the principal bedroom and en suite and formal living room. To the second floor, two further double capable bedrooms and a family bathroom. Outside, the property features a low maintenance foregarden, south westerly facing lawned rear garden with recently laid block paved dining terrace, driveway parking for three cars and a single garage benefiting from power, lighting and electric car charging point.

APPROACH

accessed from Vickers Way via a paved footpath leading up to canopy porch and composite front door, which in turn opens into:

ENTRANCE HALL

The entrance hall has stairs rising to the first floor landing, herringbone flooring and benefits from a large double fronted built in cloaks storage cupboard and gives way to guest WC, open plan kitchen/living/dining room and versatile home office/bedroom four.

BEDROOM FOUR/HOME OFFICE

This adaptable first reception room has a double glazed window to the front elevation, currently housing a home office, but could easily be utilised as a fourth single bedroom.

OPEN PLAN KITCHEN/LIVING/DINING ROOM

This well proportioned and contemporary style kitchen, living and dining space comprises a range of off-white fronted wall and base mounted units with contrasting wood effect work surfaces over and a brushed stainless steel one and one half bowl sink and drainer unit with chrome monobloc tap. Having additional integrated fan assisted electric oven, four ring counter top mounted gas hob and brushed stainless steel overhead extractor, full size dishwasher, fridge and freezer. Further to this, there is space and plumbing for a washer/dryer and the room also plays host to both living and dining room furniture with ease. There are large floor to ceiling

double glazed windows and French doors giving views and access on to the lawned rear garden and dining terrace, with two additional side facing double glazed windows drawing in natural light. The picture is completed with a useful understairs storage cupboard and herringbone flooring.

GUEST WC

features a white suite comprising low level WC with dual flush, pedestal wash hand basin with chrome fittings and has ceramic tiling to all splashbacks. With ceiling mounted lighting and extractor fan.

FIRST FLOOR LANDING

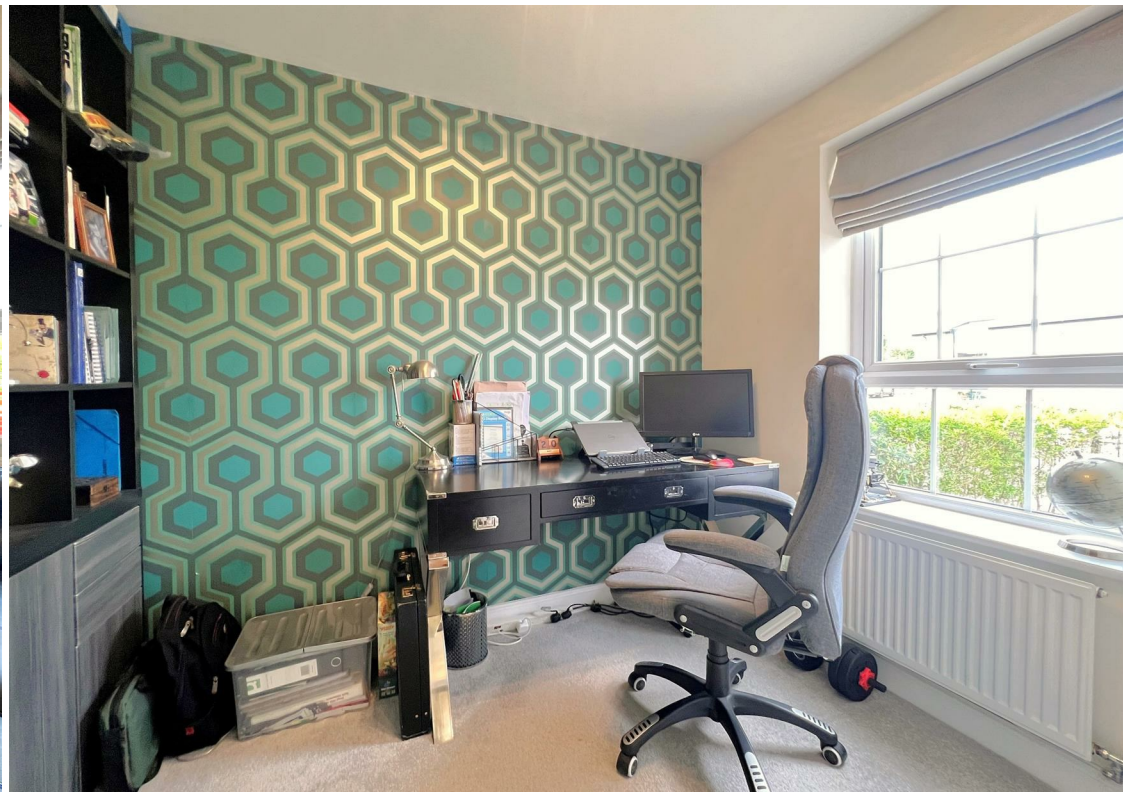
Having stairs rising from entrance hall and gives way to the principal bedroom and the living room, with further staircase rising to the second floor.

LIVING ROOM

This well proportioned main reception room benefits from two large front facing double glazed windows looking out to Vickers Way.

PRINCIPAL BEDROOM

This generous principal bedroom, currently housing a king size bed, has two large rear facing double glazed windows overlooking the south westerly facing lawned rear garden and dining terrace. Currently playing host to a large mirror fronted sliding door wardrobe and having internal access leading through to the:







EN SUITE

comprising a modern white suite with low level WC and dual flush, vanity unit mounted wash hand basin with counter top mounted sink with chrome fittings and under counter storage, enclosed shower cubicle with mains fed shower and sliding glass screen, and having ceramic tiling to all splashback areas. Wall mounted and backlit medicine cabinet and obscured double glazed window to side elevation.

SECOND FLOOR LANDING

Having stairs rising from first floor landing and gives way to two remaining bedrooms and the family bathroom, as well as having loft access hatch leading to the part boarded loft storage area with drop down ladder.

BEDROOM TWO

Another generous double bedroom, this time having a Velux style rooflight to the rear elevation offering lovely views over the surrounding rooftops and on to the nearby woodland. With internal storage cupboard housing the Kingspan pressurised hot water cylinder and featuring a useful timber storage shelf.

FAMILY BATHROOM

This modern family bathroom features a white suite with dual flush WC, pedestal wash hand basin with chrome fittings, and panelled bath with chrome monobloc tap and mains fed Aqualisa shower over. Having a glass screen, high grade vinyl flooring, ceramic tiling to all splashback areas and obscured double glazed window to the side elevation with ceiling mounted extractor fan and central heating radiator.

BEDROOM THREE

Another versatile bedroom, currently being utilised as an additional study/craft room and music room having a Velux style rooflight to the front elevation with additional large dormer window to the front elevation offering views out on to Vickers Way. Further to this, there is a half height and double depth built in storage cupboard.

OUTSIDE TO FRONT

Sat behind a wrought iron style low level fence and mature hedgerow is a low maintenance gravel foregarden and footpath with hedgerow borders, whilst to the side is a tarmac driveway enabling off road parking for up to three cars. This leads up to the detached single garage and gated side access leading through to the south westerly facing, landscaped lawned rear garden.

DETACHED SINGLE GARAGE

This well proportioned and useful single garage not only benefits from power and lighting, but also has an integrated car charger within, vaulted ceiling and potential for loft or mezzanine style storage area. With up and over garage door accessible directly from the driveway.

REAR GARDEN

This nicely proportioned and beautifully maintained lawned rear garden features a recently laid block paved dining terrace accessible directly from the open plan kitchen/living and dining area, with further gravelled terrace located to the rear of the garage enabling the ideal spot for garden kitchen, barbecue or garden shed.

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, gas, 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
serving South Warwickshire & North Cotswolds

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Peter Clarke

