

Peter Clarke



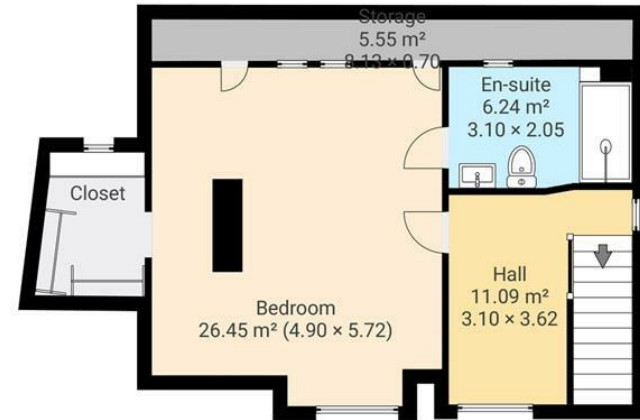
32 Blacklow Road, Warwick, Warwickshire, CV34 5SX





## 32 Blacklow Road, Warwick

Approximate Gross Internal Area  
Ground Floor = 101.46 sq m / 1091.9 sq ft  
First Floor = 65.08 sq m / 700.5 sq ft  
Second Floor = 53.44 sq m / 575.2 sq ft  
Total Area = 219.98 sq m / 2367.8 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.



- Extended and re-modelled family residence
- Four bedrooms, three bathrooms, three reception rooms
- Principle bedroom suite, excellent guest bedroom with en suite
- Superb kitchen/breakfast room open plan to dining room
- Second sitting room/hobby/teenage
- Stands well on a corner plot and in/out driveway
- Landscaped and well planted mature rear gardens
- Woodland backdrop



Guide Price £850,000

Standing back on an impressive corner plot behind an in and out driveway, an excellent detached four bedroom, three bathroom residence. Extended and much improved by the present owners to include a garage and loft conversion, new kitchen, bathrooms and re-modelling throughout, the owners have created well planned, proportioned and flowing accommodation. Beautifully presented and well executed, this property needs to be viewed.

## ACCOMMODATION

### CANOPY PORCH

with double glazed front door to

### ENTRANCE HALL

stairs to first floor, tiled floor, cloaks cupboard.

### CLOAKROOM AND LAUNDRY

wc, wash hand basin to built in cupboard, space for washing machine and space for tumble dryer, Worcester Greenstar gas fired central heating boiler and fuse board.

### SITTING ROOM

window to front and with built in furniture including shelving and cupboards, ornamental fireplace feature, oak engineered floor. Left open plan via a wide archway to

### DINING ROOM

French doors and full width windows to rear overlooking the superb garden.

### SECOND SITTING ROOM/FAMILY ROOM

potential for music/hobby/teenage room, etc. Part vaulted ceiling and twin velux roof lights.

### FAMILY KITCHEN AND BREAKFAST ROOM

with range of painted base, wall cupboard and drawer units, granite working surfaces over and matching sills,

one and a quarter bowl butlers sink, Quooker boiling tap and built in soap dispenser. Central island unit matches the cupboards and there is a large built in larder unit with recess for American style fridge freezer. Further appliances include Bosch induction hob and extractor over, Bosch integrated dishwasher, Bosch pyrolytic fan assisted oven and pyrolytic combination oven and microwave, with warming drawer under. Integrated bin, built in drinks cupboard and further useful storage cupboard, tiled floor, door to side.

### FIRST FLOOR LANDING

with huge eaves storage space and linen cupboard.

### BEDROOM TWO

built in wardrobes.

### EN SUITE SHOWER ROOM

with wash hand basin to built in cupboard, wc and corner shower.

### BEDROOM THREE

an excellent double room overlooking the rear garden.

### EN SUITE DRESSING ROOM

potential for en suite if required. Built in wardrobes.

### BEDROOM FOUR

another double room overlooking the garden.













## **BATHROOM**

wc, wash hand basin to built in cupboard and shower over bath.

Stairs rise from the first floor landing to

## **SECOND FLOOR STUDY LANDING**

providing a useful space and off to

## **MAIN BEDROOM**

a really striking room designed in the eaves, bathed in light and giving interest.

## **EN SUITE DRESSING ROOM**

with built in furniture and hanging rails.

## **EN SUITE SHOWER ROOM**

with wash hand basin to built in cupboard, wc and shower.

This top floor suite provides fabulous well planned living.

## **OUTSIDE**

From the previously mentioned front garden, a gated access leads round to a useful covered recessed bin area and further storage, before leading round to the

## **REAR GARDEN**

with a full width terrace immediately adjoining the rear, and having planted borders, before the mainly lawned gardens, really nicely landscaped and mature, entirely fenced and with well stocked and planned borders. The garden leads on to a second area at the foot of the garden, steps down and provides a tranquil sitting area with garden shed and providing a lovely spot.

## **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 electricity, 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 F.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** C. 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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