

Peter Clarke



12 Cherry Lane, Bearley, Stratford-upon-Avon, Warwickshire, CV37 0SX

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Total Approx. Floor Area 101.60 Sq.M. (1094 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



- Beautifully upgraded accommodation
- Quiet tucked away position
- Sitting/dining room with wood burner
- Refitted kitchen, refitted utility room
- Two/three bedrooms
- Refitted en suite, bathroom and cloakroom
- Garage converted to studio, could be converted back to garage
- Parking to front
- Attractive, easy to maintain rear garden with three seating areas



£540,000

A stylishly upgraded two/three bedroom detached bungalow providing beautifully presented accommodation and tucked away in a quiet position in this very pleasant cul-de-sac. Sitting/dining room with wood burner, refitted kitchen and utility, main bedroom with refitted en suite, two further bedrooms, refitted bathroom and cloakroom, garage converted to studio, ample parking, attractive low maintenance gardens with seating areas, ideal for entertaining.

ACCOMMODATION

Double doors lead to

PORCH

with tiled floor, shelving, feature wood cladding with LED lighting. Solid oak and glazed door to

ENTRANCE HALL

with herringbone solid oak floor. Access to part boarded roof space with ladder and light. Cloaks cupboard. Oak and glazed door to

SITTING/DINING ROOM

with dual aspect, herringbone solid oak floor, fireplace housing wood burning stove with tiled hearth. Double doors to garden terrace, door to side.

REFITTED KITCHEN

with single bowl, single drainer sink unit with taps over and cupboards beneath, further cupboards and work surface, four ring induction hob with built in oven and grill, built in dishwasher, downlighters, cylinder radiator.

UTILITY ROOM

with single bowl, single drainer sink unit with taps over and cupboards beneath. Space and

plumbing for washing machine, space for fridge freezer, cupboards and work surface, downlighters.

BEDROOM ONE

with herringbone oak floor, downlighters.

REFITTED EN SUITE

with wc, wash basin with cupboards below, large shower cubicle, tiled splashbacks, tiled floor, downlighters, heated towel rail.

BEDROOM TWO

with downlighters.

BEDROOM THREE/STUDY

with downlighters. Pedestrian door to garage.

REFITTED BATHROOM

with wash basin with cupboards below, bath with shower over and shower screen, rainfall shower head, shower attachment, downlighters, heated towel rail, tiled floor.

REFITTED CLOAKROOM

with wc and wash basin with cupboards below, tiled splashbacks, downlighters, tiled floor.







GARAGE

which has been converted to a studio with double doors to front, insulated walls, spotlights, door to rear and vocal isolation booth. This could be converted back to a garage if required.

OUTSIDE

To the front there is block paved off road parking, a small lawn, planted borders. Gated access leads to the side courtyard which is block paved with pergola over, shed and wood store, leading to the

REAR GARDEN

which has two sweeping paved stone patios providing seating areas, further stone gravelled seating area, planted border and lawn. The garden is enclosed by wood fencing.

GENERAL INFORMATION

TENURE: The property is understood to be freehold although we have not seen evidence. 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. Gas heating to radiators. The end section of the road is private. There are no regular payments however we understand that any work required would be the responsibility of the five properties.

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.



Peter Clarke



Multi-award winning offices
serving South Warwickshire & North Cotswolds

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