

Peter Clarke



Wyndrushe, Long Marston Road, Welford on Avon, Stratford-upon-Avon, CV37 8EG

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Approximate Gross Internal Area
Ground Floor = 177.87 sq m / 1915 sq ft
Garage = 39.39 sq m / 424 sq ft
Total Area = 217.26 sq m / 2339 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.



- NO CHAIN
- Popular village with shop, three pubs, primary school and golf course
- Mature gardens, gated driveway and detached garage
- Sitting room, dining room, kitchen/breakfast room and study
- Three generous bedrooms, en suite shower room and bathroom
- Viewing highly recommended



£799,950

NO CHAIN. A superb opportunity to purchase this detached bungalow positioned in the middle of a delightful plot within the desirable village of Welford on Avon. Further benefits include main bedroom with en suite, three reception rooms, kitchen/breakfast room and a detached garage.

ACCOMMODATION

ENTRANCE HALL

storage cupboard with shelving, linen cupboard with radiator, loft hatch with ladder leading to a partly boarded loft with internal light.

CLOAKROOM

opaque window to front, wc, wash hand basin in unit with cupboard, cloaks cupboard, tiled walls and floor.

SITTING ROOM

bay window to front, double doors to rear, feature fireplace.

STUDY

windows to front and side.

DINING ROOM

double doors to rear.

KITCHEN/BREAKFAST ROOM

window to rear, doors to side. Kitchen area with range of matching wall and base units with quartz work top over incorporating sunken one and a half bowl sink with drainer and four ring Bosch induction hob with extractor hood over, integrated Neff double oven, fridge freezer, Miele dishwasher. Breakfast dining area with space for table and chairs, tiled flooring.

MAIN BEDROOM

with window to rear, range of fitted wardrobes.

EN SUITE SHOWER ROOM

opaque window to side, double width shower cubicle, pedestal wash hand basin, wc, bidet, chrome heated towel rail, fitted cupboard, tiled walls and floor.

BEDROOM

window to front, fitted double wardrobe.

BEDROOM

window to front, fitted double wardrobe and fitted dresser with range of drawers.

BATHROOM

opaque window to front, P shaped bath with shower over, wc, pedestal wash hand basin, part tiled walls, tiled flooring.

OUTSIDE

To the front are double gates leading to a stone chipping driveway, lawned foregarden, planted beds, mature shrubs and trees, continuing around to the right. On the left is a wrought iron gate and passageway to side.







DOUBLE GARAGE

electric up and over door, power and light, freestanding boiler and separate pressurised water tank. Work bench and low level double cupboard, pedestrian door to side. To the rear of the garage is

UTILITY ROOM AND SEPARATE OUTSIDE WC

REAR GARDEN

with a mix of paved pathways, patios, planted beds, raised beds, mature shrubs and trees, timber shed and hidden oil tank. Outside light, tap and power sockets.

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, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Oil fired central heating.

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 G.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: E. 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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