

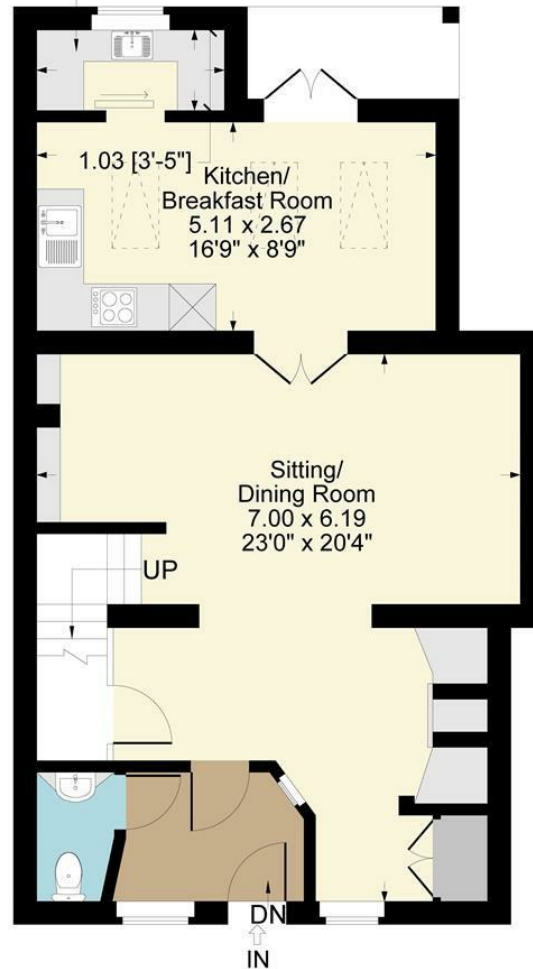
Peter Clarke



5 Lower End, Alveston, Stratford-upon-Avon, CV37 7QH

Utility Room  
2.40 x 1.03  
7'10" x 3'5"

Lower End, Alveston

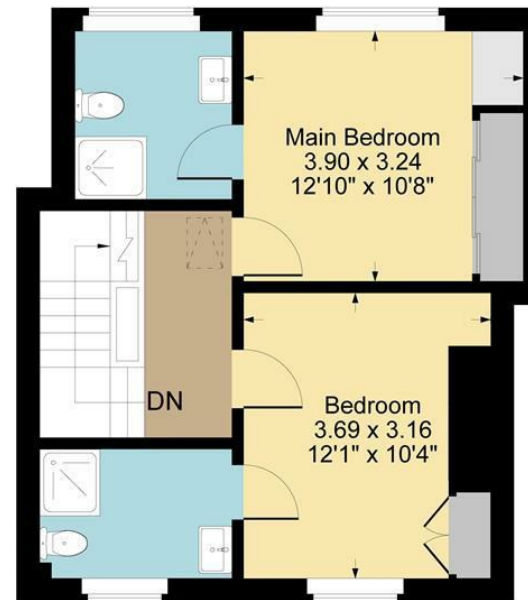


Ground Floor



Approximate Gross Internal Area  
Ground Floor = 59.74 sq m / 643 sq ft  
First Floor = 40.69 sq m / 438 sq ft  
Total Area = 100.43 sq m / 1081 sq ft

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



First Floor



- NO CHAIN
- Two bedrooms, both with en suite
- Popular village location
- Extended on the ground floor
- Open plan sitting/dining room and study
- Kitchen/breakfast room and utility
- Mature garden with views
- Viewing highly recommended



Guide Price £450,000

**NO CHAIN.** A deceptively spacious two bedroom cottage with two en suites, situated on a quiet lane within the quintessential village of Alveston. Further benefits include a sitting/dining room, stylish kitchen/breakfast room, utility and a mature garden with delightful countryside views beyond.

## **ACCOMMODATION**

### **ENTRANCE HALL**

with window to front, engineered oak flooring.

### **CLOAKROOM**

with wc, wash hand basin and low level cupboard, engineered oak flooring.

### **OPEN PLAN SITTING/DINING ROOM**

with window to front, under stairs storage cupboard, further storage cupboard, feature inglenook fireplace.

### **DINING AREA**

### **STUDY AREA**

with fitted bookshelf.

Double doors to

### **KITCHEN/BREAKFAST ROOM**

with double doors to garden, velux windows. Range of matching wall and base units with work top over incorporating four ring ceramic hob with brushed metal extractor fan hood over and one and a half bowl sink with drainer, integrated oven and warming drawer. Seating area, engineered oak flooring throughout, sliding door to utility room.

### **UTILITY ROOM**

with window to rear, work top with base units, space for washing machine and tumble dryer, shelving and extractor fan, engineered oak flooring.

### **FIRST FLOOR LANDING**

with velux window and exposed beams.

### **MAIN BEDROOM**

with dormer window to rear, range of fitted wardrobes, exposed beams and countryside views to rear.

### **EN SUITE SHOWER ROOM**

with dormer window to rear, shower cubicle, wc, wash hand basin with low level drawers, heated towel rail.

### **BEDROOM**

with dormer window to front, exposed beams and fitted wardrobe.

### **EN SUITE SHOWER ROOM**

with dormer window to front, shower cubicle, wc, wash hand basin with low level cupboard, engineered oak flooring, sensor lighting, extractor fan.













## OUTSIDE

To the rear is a mix of paved pathways, patios, planted beds, mature shrubs and trees, walled to the rear with an open outlook to countryside. Timber shed, outside light and tap. Side gate to refuse right of way.

## 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. Electric 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. There is a right of way from Number 5 over Number 6 for refuse.

**AGENTS NOTE:** The property is believed to be in a Conservation Area.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band D.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** D. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.



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