

Peter Clarke

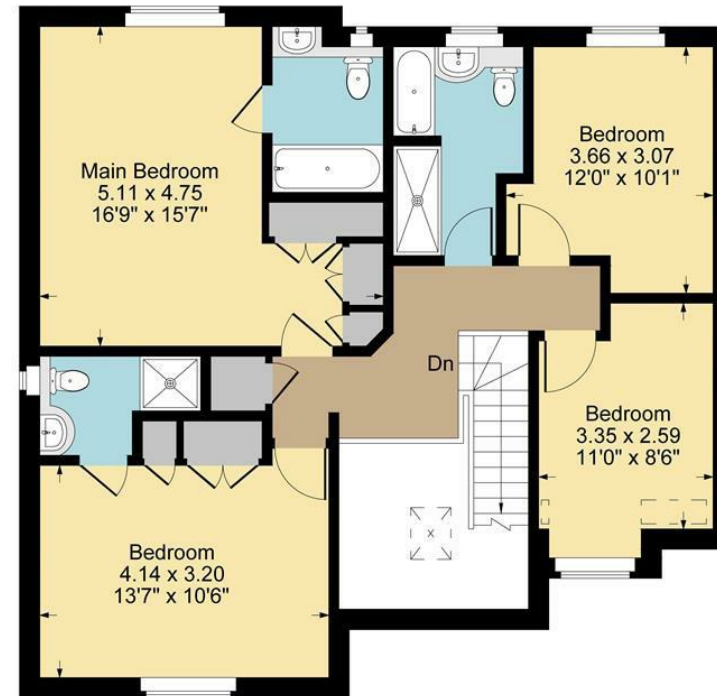


67 Wetherby Way, Stratford-upon-Avon, CV37 9LU

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Ground Floor



First Floor

Approximate Gross Internal Area  
 Ground Floor = 76.14 sq m / 819 sq ft  
 First Floor = 79.96 sq m / 860 sq ft  
 Garage = 13.41 sq m / 144 sq ft  
 Total Area = 169.51 sq m / 1823 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.





- Quiet position towards the end of a cul de sac
- Walking distance of town centre
- Galleried landing
- 1,823 sq.ft. (inc garage)
- Very attractive, west facing rear garden
- Two large reception rooms and good sized kitchen/family room
- Four bedrooms, two en suites and bathroom
- Parking and garage



£679,950

Situated in a quiet position yet within walking distance of the town centre is this deceptively spacious four bedroom detached property providing 1,823 sq.ft. (inc garage) of very well presented accommodation. With two large reception rooms, good sized kitchen/family room, galleried landing, two refitted en suites and family bathroom, ample parking, garage and very attractive west facing gardens.

### ACCOMMODATION

A front door leads to

### ENTRANCE HALL

with oak floor, under stairs storage cupboard with automatic light and galleried landing.

### DINING ROOM

### SITTING ROOM

with French doors to rear garden terrace and fireplace with Living Flame gas fire.

### KITCHEN/FAMILY ROOM

with range of cupboards and work surface, one and a half bowl single drainer sink unit, induction hob with stainless steel splashback and filter hood over, built in microwave, oven and grill, built in fridge freezer, integrated dishwasher, downlighters, tiled floor.

### UTILITY ROOM

with space and plumbing for washing machine, space for dryer, sink with cupboards beneath, work surface, tiled floor, access to gas heating boiler.

### CLOAKROOM

with wc and wash basin, fully fitted cupboards, tiled floor, chrome heated towel rail.

### GALLERIED FIRST FLOOR LANDING

with roof window, access to roof space which has a light, airing cupboard with pressurised hot water cylinder.

### PRINCIPAL BEDROOM

with fitted wardrobes.

### REFITTED EN SUITE

with wc, wash basin and bath with curved shower screen, shower over, rainfall shower head and attachment, fitted cupboards, chrome heated towel rail, downlighters.

### BEDROOM TWO

with fitted wardrobes.

### REFITTED EN SUITE

with wc, wash basin and shower cubicle with rainfall shower head and attachment, fitted cupboards, downlighters, tiled splashbacks.

### BEDROOM THREE

### BEDROOM FOUR

### REFITTED BATHROOM

with wc, wash basin and bath, separate large shower cubicle with rainfall shower head and attachment, fitted cupboard, downlighters, tiled splashbacks.

### OUTSIDE

There is tarmacadamed off road parking to the front with a lawned front garden, planted borders, gated access to both sides with security lighting leading to the rear garden.

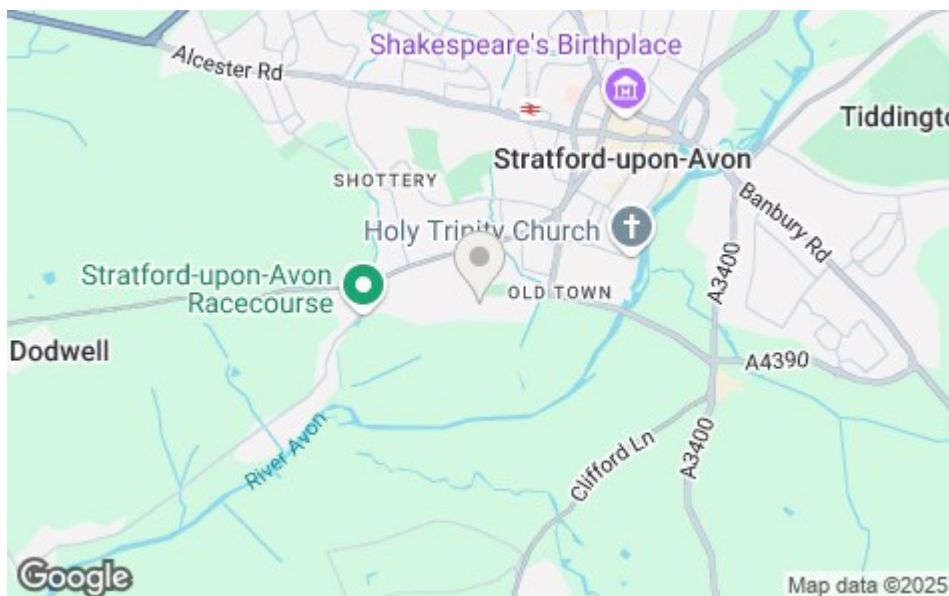












## **GARAGE**

with electric roller door to front, power and light, mezzanine storage.

## **WEST FACING REAR GARDEN**

with large full width Indian Sandstone garden terrace and dusk lighting, lawn, evergreen shrub and perennial planted borders with mature trees, two large automatic electrically operated awnings, security lighting, power and light and fitted watering system.

## **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. Gas 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:** 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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