

Peter Clarke



3 Winter Close, Loxley, Warwickshire, CV35 9UW

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**Ground Floor**

Floor area 64.4 sq.m. (694 sq.ft.)



**First Floor**

Floor area 51.4 sq.m. (553 sq.ft.)

**TOTAL: 115.8 sq.m. (1,247 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



- Tucked away quiet position
- High quality finish
- Hall, cloakroom, utility room and sitting room
- Open plan kitchen/dining/family room with bi-fold doors and vaulted ceiling
- Three bedrooms, bathroom and en suite
- Off road parking, garage
- Good sized rear gardens with views to rear
- Sought after village location



Guide Price £525,000

A three bedroom semi-detached house being one of just five properties built 2021 by Kendrick Homes to a very high specification with good size gardens to rear and far reaching views. Approx 1,247 sq.ft. with large kitchen/family room. Tucked away in a private position with parking and garage.

### ACCOMMODATION

A front door leads to

### ENTRANCE HALL

with Karndean flooring.

### CLOAKROOM

wc and wash basin with cupboard below, tiled splashbacks, chrome heated towel rail, Karndean floor.

### SITTING ROOM

with window shutters, fitted cupboards, downlighters.

### KITCHEN/DINING/FAMILY ROOM

with range of cupboards and granite work surfaces with upturn, sink, access to gas heating boiler, induction hob with filter hood over, pan drawers, built in oven and grill, microwave, bi-fold doors to garden, vaulted ceiling with roof windows, Karndean flooring.

### UTILITY ROOM

fitted cupboards, space and plumbing for washing machine, Karndean floor.

### FIRST FLOOR LANDING

with hatch to part boarded roof space with ladder and light.

### BEDROOM ONE

with sliding doors to wardrobes, views to rear.

### EN SUITE

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

### BEDROOM TWO

with sliding door to wardrobe.

### BEDROOM THREE

with fitted wardrobes.

### BATHROOM

### OUTSIDE

There is a private road leading to block paved off road parking for two cars, with access to

### GARAGE

with electric up and over door to front, power and light, internal partition wall which could be removed, pedestrian door to rear.

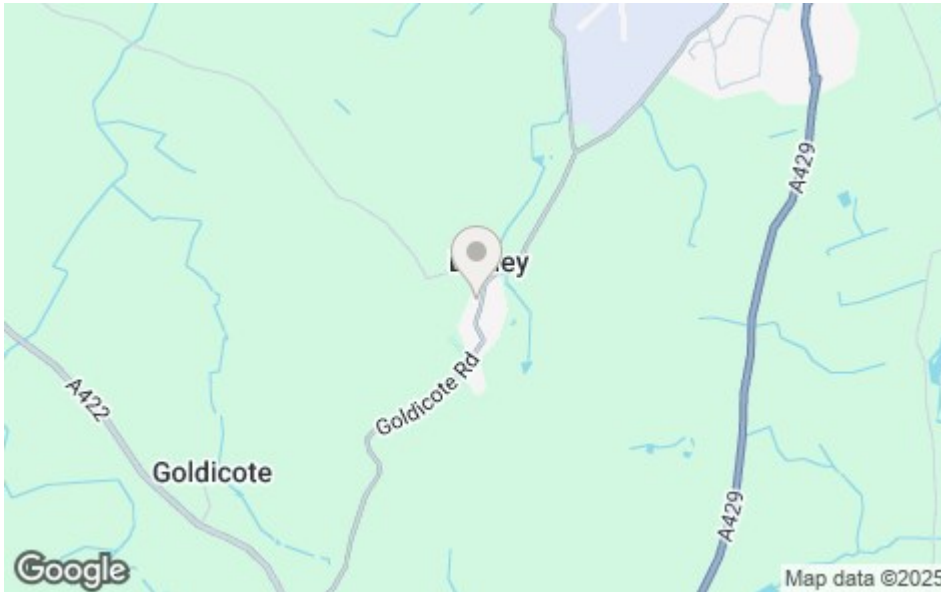












The front garden is paved with planted borders. Gated access to side leading to

### **REAR GARDEN**

with large patio seating area and lawn. There is a second grassed area which is classed as agricultural, with views to the rear. The garden is enclosed by wood fencing and hedging.

### **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. LPG heating to radiators. The ground floor has underfloor heating.

**AGENTS NOTE:** We have been advised by the vendor there is a current maintenance charge of £33 per month for the private road and communal areas.

**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 E.

**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.



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