

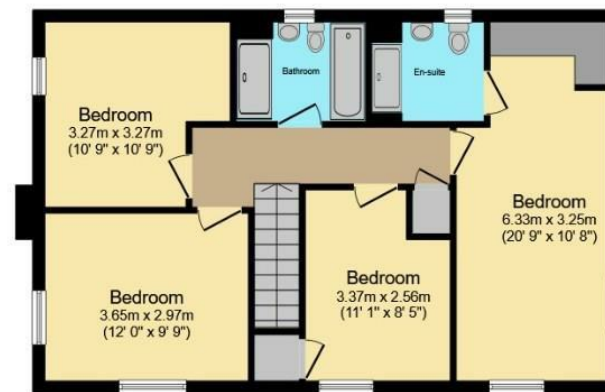
Peter Clarke



1 Walnut Walk, Lower Quinton, Stratford-upon-Avon, Warwickshire, CV37 8UU



Ground Floor



First Floor

Total floor area 144.3 sq.m. (1,553 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



- Significantly upgraded and beautifully presented
- Sitting room with dual aspect and wood burner
- Superb kitchen/family room with French doors to garden and built in appliances
- Utility room
- Four bedrooms, bathroom and en suite
- Part walled gardens, parking for two vehicles, plus garage
- West facing views over fields



£535,000

A significantly upgraded four bedroom detached residence built in 2018 by Cameron Homes. Beautifully presented with sitting room with wood burner and dual aspect, superb kitchen/family room with upgraded work tops and French doors to garden, utility, four bedrooms, bathroom and en suite, attractive part walled gardens, parking and garage. West facing views over fields. The property benefits from upgraded internal oak doors throughout.

ACCOMMODATION

A front door leads to

ENTRANCE HALL

with tiled floor and storage cupboard.

CLOAKROOM

with wc and wash basin, tiled floor, part wood panelling to wall.

SITTING ROOM

with dual aspect, feature cornice, oak floor, stone effect fireplace housing wood burning stove.

KITCHEN/FAMILY ROOM

with dual aspect, French doors to garden, five burner gas hob with built in oven and grill below, one and a half bowl sink with taps over and cupboards beneath, further cupboards and upgraded work surface, built in fridge/freezer, built in dishwasher, part wood panelling to walls, breakfast bar.

UTILITY ROOM

with space and plumbing for washing machine, space for dryer, fitted cupboards, Worcester LPG heating boiler, tiled floor.

FIRST FLOOR LANDING

access to roof space and storage cupboard.

BEDROOM ONE

with dual aspect, feature cornice, sliding doors to wardrobe.

EN SUITE

with wc, wash basin and large shower cubicle with rainfall shower head, tiled floor, tiled splashbacks, chrome heated towel rail, downlighters.

BEDROOM TWO

with dual aspect.

BEDROOM THREE

BEDROOM FOUR

with built in wardrobe.

BATHROOM

with wc, wash basin and bath with shower attachment, large shower cubicle, tiled floor, chrome heated towel rail.

OUTSIDE

There are attractive planted borders to the front and side.







REAR GARDEN

with two block paved patio seating areas, lawn, planted borders, partly enclosed by wall, with gated access to side. Block paved parking for two vehicles.

GARAGE

of brick and pitched tiled roof construction, with up and over door to front, power and light, pedestrian door to rear.

GENERAL INFORMATION

TENURE: The property is understood to be freehold although we have not seen evidence. We have been advised by the vendor there is an estate maintenance charge of approximately £250 - £300 per annum. 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.

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.





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53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT
Tel: 01789 415444 | stratford@peterclarke.co.uk | www.peterclarke.co.uk

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