

Peter Clarke



1 Kingfisher Drive
Alderminster



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Alderminster CV37 8QX

A well appointed, executive four bedroom family home offered in excellent decorative order with a high specification of fittings, situated in the popular village of Alderminster, whilst providing convenient access into Stratford upon Avon for further amenities. The accommodation comprises entrance hall, kitchen/breakfast room with adjoining utility, dining room, family/living room with log burner, cloakroom, four bedrooms, family bathroom and en suite shower room. Outside, there is a brick paved private driveway, detached double garage and rear garden. NO ONWARD CHAIN.

- Executive family home
- Village location
- Four double bedrooms
- High specification
- Double garage

Offers over £550,000

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ALDERMINSTER is an attractive Warwickshire Village straddling the A3400 having Church, Village Hall and Bell Inn, renowned for good Pub food. A local shop for basic needs situated in Newbold on Stour, approximately 1½ miles distance whilst a comprehensive range of shopping, social, educational and recreational facilities are located in the historic town of Stratford upon Avon, (4½ miles).

Built by Barwood Homes in 2017, the property still has seven years remaining on its NHBC and the current owners opted for upgraded fittings and finishes.

ACCOMMODATION

STORM CANOPY PORCH with sensor light and solid wood front door leads to:

ENTRANCE HALL with doors to principle reception rooms, stairs rising to first floor and Honeywell alarm panel.

CLOAKROOM with tiled floor, powered vanity unit, Laufer wash hand basin with Vado mixer tap and tiled splashback, wc and extractor fan, LED spotlights.

KITCHEN/BREAKFAST ROOM with tiled floor, LED spotlights, window to front, matching contemporary wall, base and drawer units with granite worktop over and upturn, inset Rangemaster one and a half bowl stainless steel sink with drainer and Vado hose mixer tap over, Siemens fittings including four ring induction hob with extractor over, dual oven and grill, fridge freezer and dishwasher.

UTILITY ROOM with continued flooring, window to side, matching wall and base units with worktop over and upturn, single bowl stainless steel sink with drainer, under counter space and plumbing for washing machine and dryer. Wall mounted Ideal combi boiler.

FIRST FLOOR LANDING with Velux rooflight to front.

MASTER BEDROOM Dual aspect with windows to side and rear.

EN SUITE with tiled floor, privacy window to side, LED spotlights, extractor fan, wc, floating wash hand basin with storage drawers under and Vado mixer tap over, chrome heated towel rail, raindrop and hose attachment shower with sliding glazed door.

BEDROOM TWO with window to front.

BEDROOM THREE dual aspect with windows to front and side.

BEDROOM FOUR dual aspect with windows to front and side.

BATHROOM with privacy window to side, tiled floor, wc, floating wash hand basin with drawers under and Vado mixer tap over, bath, shower with glazed doors, chrome heated towel rail, extractor fan and vanity mirror.

OUTSIDE

DOUBLE GARAGE with dual up and over Hormann doors with oak lintel, pedestrian side door, power and light.

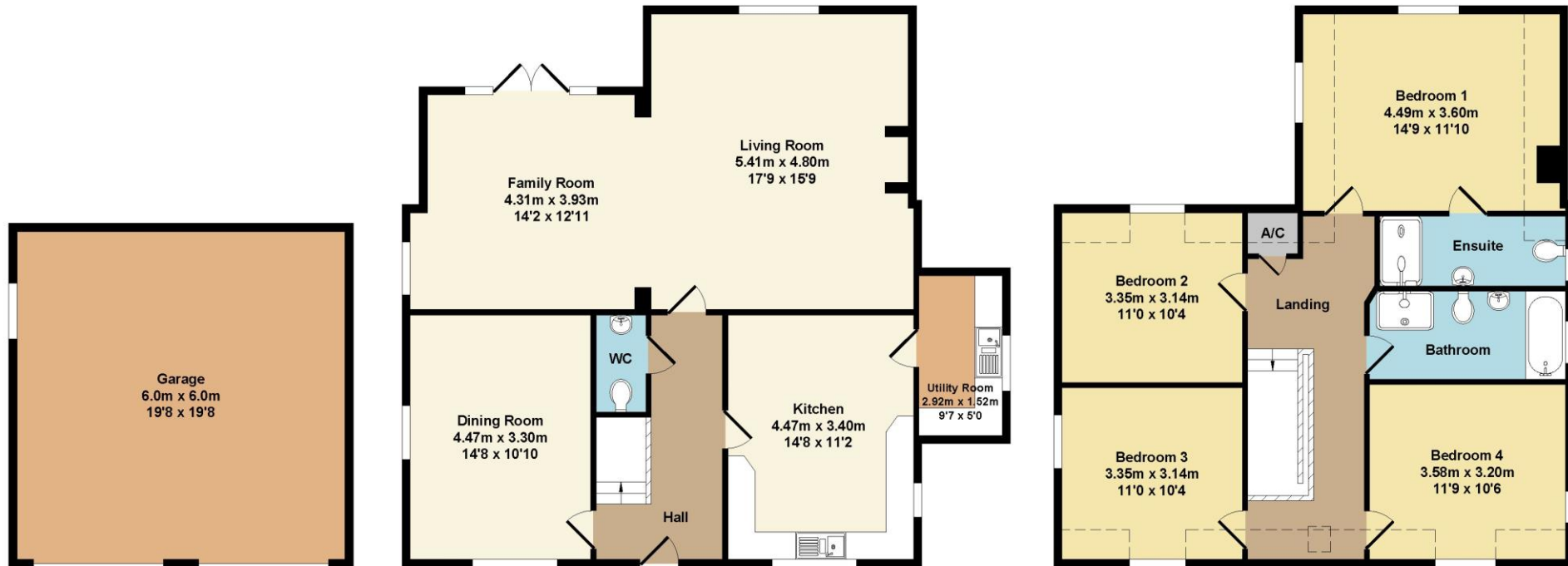
TO THE FRONT is a block paved driveway leading to double garage and offering parking for four cars, perennial planted edging and paved approach.

TO THE REAR is a paved patio area across the full width of the property, garden laid to lawn with wood fence borders and side gates to both sides.



Kingfisher Drive, Alderminster
Total Approx. Floor Area 198.95 Sq.M. (2141 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Garage
Approx. Floor
Area 36.0 Sq.M.
(388 Sq.Ft.)

Ground Floor
Approx. Floor
Area 87.55 Sq.M.
(942 Sq.Ft.)

First Floor
Approx. Floor
Area 75.40 Sq.M.
(812 Sq.Ft.)



GENERAL INFORMATION

TENURE We are informed the property is Freehold, although we have not seen evidence. Purchasers should check this before proceeding.

SERVICES We have been advised by the vendor there is mains gas, water, electricity and drainage are connected to the property. However, this must be checked by your solicitor before exchange of contracts. Gas 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 F**

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

DIRECTIONS: Leaving Stratford south on the A422 Banbury Road, at the roundabout take the second exit right joining the A3400 Shipston Road. Continue along Shipston Road for approximately half a mile and at the roundabout take the second exit straight on and at the roundabout by Waitrose, continue straight on again staying on the A3400 Shipston Road. Continue along the Shipston Road for approximately four miles entering the village of Alderminster. Continue through Alderminster passing the St Mary & Holy Cross Church on your right hand side, then take the next left into Skylark Road turning immediately right into Kingfisher Drive where the property is found on the left hand side.

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) 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; (ii) 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. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings (iv) 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 (v) 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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Six offices serving South Warwickshire & North Cotswolds