

Peter Clarke



7 Parrott Close, Wellesbourne, Warwick, CV35 9TY

£440,000



- Executive detached family home
- Entrance hallway
- Guest cloakroom
- Impressive family breakfast kitchen with utility
- Lounge and dining room/home office
- Five bedrooms
- En suite and family bathroom
- Enclosed rear garden
- Garage
- Off road parking



This generous sized 'Executive' styled five bedroom detached family home enjoys a tucked away plot on the fringe of this newly built development on the edge of the village centre. The property boasts a wealth of upgrades from the original builders specifics.

Council Tax is levied by the Local Authority and is understood to lie in Band F. EPC B. A full copy of the EPC is available at the office if required. The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

#### ACCOMMODATION

Located on the edge of the development situated along a shared private driveway which extends to the front of the property at the end of the drive, enjoying ample parking to one side and immediately to the front of the property, a lawned fore garden, canopy covered front entrance with part glazed door to a welcoming entrance hallway with downstairs guest WC. Staircase rising to the first floor which offers five bedrooms, en suite and a family bathroom.

#### DINING ROOM/HOME OFFICE

10'2" x 8'4"

A versatile room having double glazed window to front elevation and 'Amtico' flooring.

#### LOUNGE

16'4" x 10'7"

Enjoying 'Amtico' flooring which extends to a central feature fire surround with electric flame effect fire, recessed spot lighting to ceiling and double glazed window to front elevation.

#### BREAKFAST KITCHEN

26'7" x 10'4"

Having extensive ceramic tiled floor to a possible living/dining area with 'French' doors to the rear garden, double glazed windows to the rear elevation. A further kitchen area offers a range of grey high gloss floor and wall mounted units incorporating: Dishwasher, fridge and freezer, built in oven with granite work surfacing over incorporating a 1 1/4 sink unit, four ring induction hob with extractor over, recess spot lighting to ceiling and door to

#### UTILITY

8'4" x 5'5"

Having matching base units with domestic appliance recess to one side with plumbing, granite work surfacing over, wall mounted boiler, recessed spot lighting to ceiling, ceramic tiled flooring extending to glazed door to one side.

#### BEDROOM ONE

10'11" x 11'10"

#### BEDROOM TWO

14'1" x 8'6"

#### BEDROOM THREE

10'5" x 8'8"

#### BEDROOM FOUR

9'11" x 8'8"

#### BEDROOM FIVE

7'1" x 8'8"

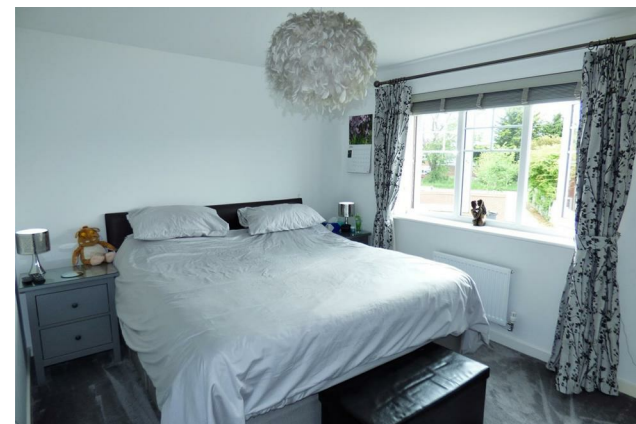
#### REAR GARDEN

Having paved patio area with external water point and power point, laid lawn with timber border with inset gravel, low level fencing and perimeter walling, potential side storage area with gated side entry. To one side door allowing access to:

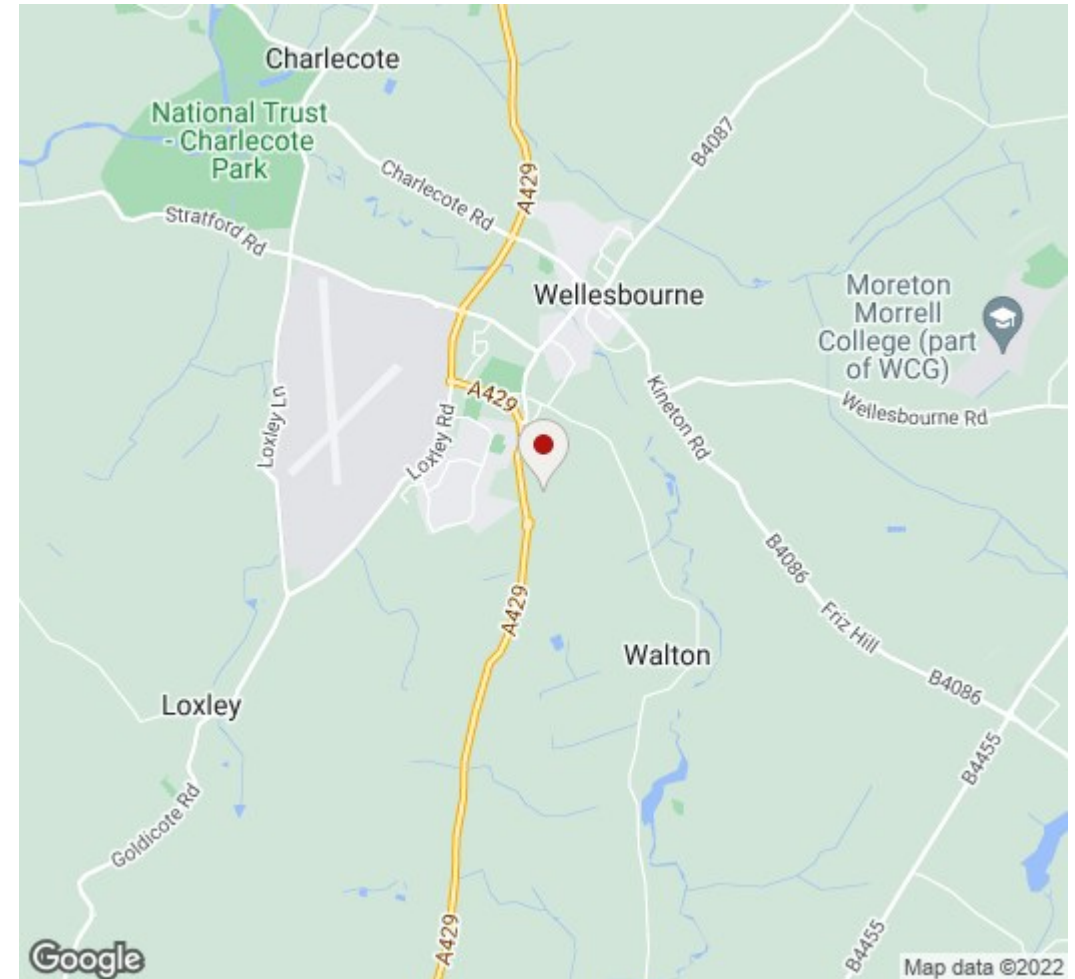
#### GARAGE

19'8" x 9'6"

Having access from a tandem side driveway with metal up and over garage door and offering lighting and power. There is a standard electric car charging point internally (not tested).







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