



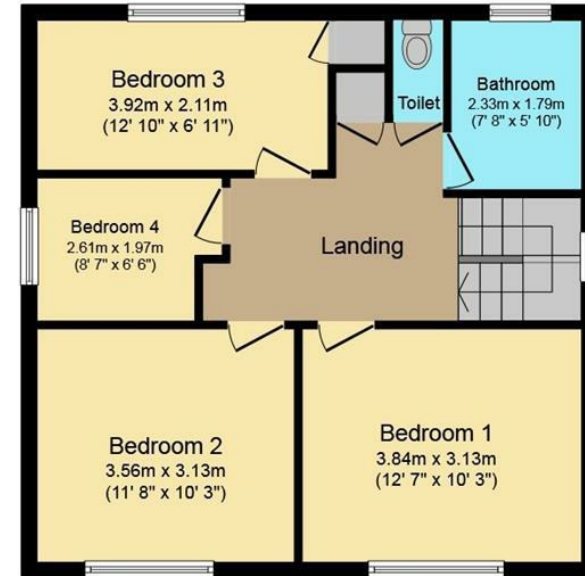
Peter Clarke

82 Willow Drive, Wellesbourne, Warwick, CV35 9RX





**Ground Floor**



**First Floor**

Total floor area 147.9 sq.m. (1,592 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



- No Onward Chain
- Rarely Available
- Detached House
- Generous Plot
- Spacious Reception Rooms
- Four Bedrooms
- Modernisation Required
- Driveway For Multiple Cars
- Double Garage
- Viewing Highly Recommended

#### ENTRANCE PORCH

Enter through a UPVC door, tiled flooring and leading through to further door into the entrance hall. A spacious hallway with stairs rising to first floor and doors into each reception room. Interior window allowing additional light into the dining room. Wall mounted radiator.

#### LIVING ROOM

A spacious reception space with two windows looking out into rear garden and a sliding patio door allowing access to garden and patio area. Two wall mounted radiators. The living room opens out into the:

#### DINING ROOM

With window overlooking front aspect. Door leading back into entrance hall. Wall mounted radiator.

#### CLOAKROOM

Fitted with a wc and wash hand basin. Obscure window to rear.

#### KITCHEN

Fitted with a range of wall and base units with worktop over. Stainless steel sink and drainer with window overlooking the rear aspect. Wall mounted Baxi boiler. Space for cooker with extractor over and space for dishwasher. Door leading into:

#### UTILITY ROOM

Having space for washing machine, dryer and fridge freezer. Door into large understairs pantry. Sink with mixer taps. Personnel door allowing access into rear garden. Door leading into garage.



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#### FIRST FLOOR LANDING

A wrap around landing with large window overlooking side aspect. Door into airing cupboard housing water tank. Access to loft hatch.

#### BEDROOM ONE

A double bedroom with window to front aspect. Wall mounted radiator.

#### BEDROOM TWO

A further double overlooking front aspect with fitted wardrobes. Wall mounted radiator.

#### BEDROOM THREE

With window overlooking rear aspect. Door to storage space. Wall mounted radiator.

#### BEDROOM FOUR

Window to side aspect and wall mounted radiator.

#### BATHROOM

Fitted with a suite comprising of bath with electric shower over, bidet, wash hand basin. Obscure window to rear and wall mounted radiator.

#### SEPARATE TOILET

Fitted with a wc and obscure window to rear.

#### OUTSIDE

##### GARDEN

The rear garden is beautifully manicured having deep borders filled with flowers, bushes, apple and pear trees and running around three sides of the house. There is a patio area running from the utility area leading around to the side of the house to a brick built lean to. Side gate allows access to the front of the property boasting a large lawned area enclosed by large hedging allowing further privacy.

##### DOUBLE GARAGE

Separated into two garages. One garage boasts an electric door with the other having a traditional up and over door. Both garages have power and light, with personnel door leading into both garages and into utility space.





## PARKING

Tarmacadam driveway allowing parking for multiple cars.

## GENERAL INFORMATION

**TENURE:** The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains gas, electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating to radiators.

**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.



**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.

# Peter Clarke



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