

Peter Clarke



17 Redhill Close, Wellesbourne, Warwick, Warwickshire, CV35 9SP



Floor Plan

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



- No Chain
- Cul-De-Sac Location
- Detached Bungalow
- Deceptively Spacious
- Modern Kitchen
- Immaculately Presented
- Four Double Bedrooms
- Bathroom & Ensuite
- Double Garage & Driveway Parking
- Enclosed Private Rear Garden



Offers Over £600,000

An immaculately presented and spacious detached bungalow offering the versatility of modern living. The accommodation offers living room, kitchen-dining-family area, four double bedrooms, utility room, ensuite shower room to master bedroom, bathroom and a double garage. The current configuration can offer a self contained annex if required. The property is being offered with no chain.

REDHILL CLOSE

Is situated in the popular Dovehouse residential area and the cul-de-sac comprises of individually designed bungalows and houses which are set around a central green.

ENTRANCE HALL

Spacious hallway leading to all rooms. Wall mounted radiators. Access to loft space which is insulated. Door to useful storage cupboard.

LIVING ROOM

17'1 x 13'7

With windows to front aspect. Wall mounted radiator. Double doors opening into family area.

KITCHEN - DINER - FAMILY AREA

30 x 17'3 max

Being lovingly converted by the current owners in which they have opened up the original kitchen and living room, to create an open plan kitchen and family area. The kitchen area is fitted with a range of wall and base units with worktop over, four burner hob and extractor over, eye level oven and grill. A central island with additional storage space, integrated dishwasher, sink and drainer. Patio doors leading out into rear garden. The kitchen area opens out into the family area with obscure window to side and further patio doors leading out into the garden. Wall mounted radiator.

BEDROOM ONE

15'4 x 11'8

A spacious and naturally light double bedroom with window to side aspect and patio doors allowing access directly to the rear garden. Door into:

ENSUITE WET ROOM

Fitted with a white suite comprising of walk in shower with rainfall shower, wc and wash hand basin vanity unit. Partially tiled, shaver point and obscure window to side.

BEDROOM TWO

13'3 x 10'1

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







BEDROOM THREE

15'10 x 9'4

A further double bedroom with three windows to side and front aspect. Currently used as an additional reception space.

BEDROOM FOUR

11'10 x 8'9

A double bedroom with wall mounted radiator. Double doors into built in cupboard. Window to front aspect.

BATHROOM

Fitted with a white suite comprising of P shaped bath with electric shower, wc and wash hand basin. Wall mounted radiator, shaver point and obscure window to front.

UTILITY ROOM

Fitted with wall and base units with inset sink and drainer. Space for washing machine and space for tumble dryer. Wall mounted radiator. Personnel door leading out to the garden.

DOUBLE GARAGE

18'2 x 17'10

With electric up and over door as well as personnel door leading in from the utility room. Benefits from power and light. Pitched roof which offers useful storage space.

OUTSIDE

GARDENS

A lawned front garden with. Having steps up to the front door together with sloped access from block paved driveway, suitable for wheelchairs or prams. Gate to side access.

The rear garden is enclosed with fencing and high brick wall. The main area is lawned with mature ornamental shrubs and trees. Paved patio area which runs around the edge of the bungalow.

PARKING

Block paved driveway in front of the double garage.



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.

CHARGES: There is an annual charge of £50 for the upkeep of Redhill Close for all residents of Redhill Close.

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 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.



Peter Clarke



Multi-award winning offices
serving South Warwickshire & North Cotswolds

Warwick Road, Wellesbourne, Warwickshire, CV35 9ND

Tel: 01789 841114 | wellesbourne@peterclarke.co.uk | www.peterclarke.co.uk

