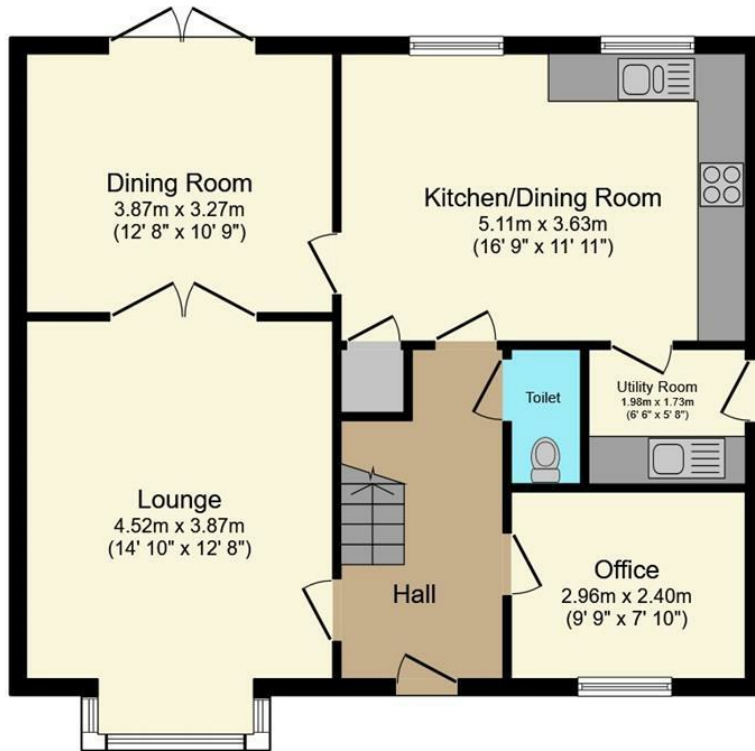


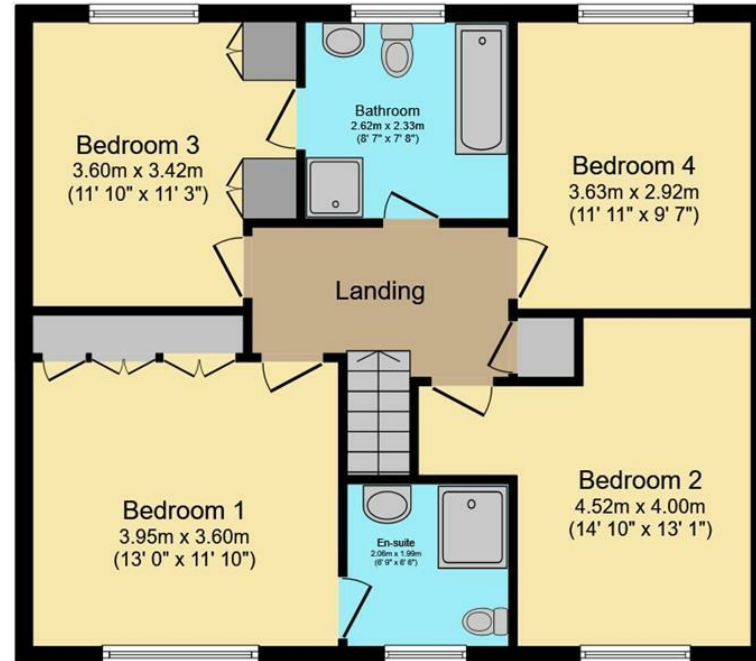
Peter Clarke



38 Hammond Green, Wellesbourne, Warwick, CV35 9EY



Ground Floor



First Floor

Total floor area 144.7 sq.m. (1,557 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



- Detached House
- Private Road of Two Houses
- Living Room With Window Overlooking Communal Green
- Dining Room & Study
- Kitchen - Diner & Utility Room
- Four Bedrooms
- Master Ensuite, Bathroom and Downstairs Cloakroom
- Enclosed Rear Garden
- Double Garage & Off Road Parking
- EPC Rating C



£450,000

ENTRANCE HALL

Enter through front door into spacious hallway. Stairs to first floor and wall mounted radiator.

CLOAKROOM

Fitted with a wc and wash hand basin. Extractor fan.

LIVING ROOM

Boasting a box bay window to front with view overlooking communal green. Double doors into dining room. Wall mounted radiator, spotlights, television and telephone point.

STUDY

Window to front aspect. Wall mounted radiator.

DINING ROOM

Patio doors leading out into rear garden. Wall mounted radiator.

KITCHEN-DINER

The kitchen area is fitted with a range of wall and base units with worktop over. Integrated appliances to include fridge-freezer, dishwasher, eye level double oven and induction hob. Inset sink and drainer with window overlooking rear garden. Space for a dining table and wall mounted radiator. Door into useful understairs storage. Further door leading into dining room.

UTILITY ROOM

Fitted with base units with worktop over, inset sink, tiled splashback and space for washing machine and space for undercounter freezer. Wall mounted Worcester boiler. Personnel door to side access.

FIRST FLOOR LANDING

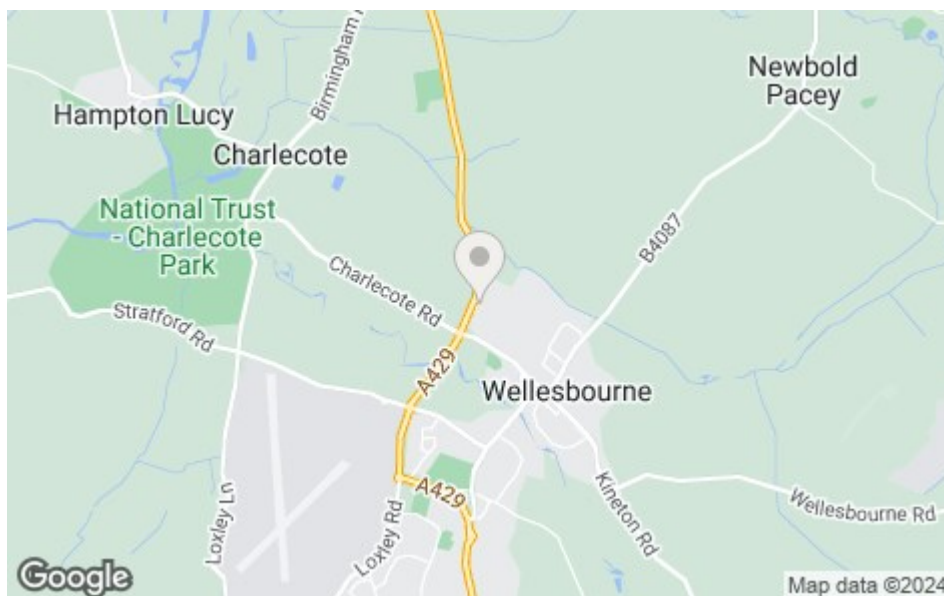
With doors leading to all bedrooms. Access to loft hatch. Door into spacious airing cupboard housing water tank.

BEDROOM ONE

A spacious double bedroom benefitting from fitted wardrobes. Window to front aspect and wall mounted radiator.







ENSUITE

Fitted with a white suite comprising fully enclosed shower cubicle with folding doors and wall mounted chrome shower, wc and wash hand basin set in vanity unit with storage cupboards under. Wall mounted radiator, obscure window to front and spotlights.

BEDROOM TWO

A further double bedroom positioned to the front of the property. Wall mounted radiator.

BEDROOM THREE

With window to rear aspect. Wall mounted radiator. Door into bathroom and overhead storage cupboards.

BEDROOM FOUR

Window to rear aspect. Wall mounted radiator.

BATHROOM

A modern suite comprising of bath with mixer taps, shower enclosure, wc and wash hand basin. Heated towel rail, shaver point, tiled floor, spotlights and obscure window to rear.

OUTSIDE

To the front of the property, a tarmac driveway leads to ample parking space for several vehicles and leading up to detached double garage. Side gate allows access to rear garden.

A landscaped rear garden with decked area adjoining the double opening doors from the dining room leading to enclosed seating area with trellis surround. The remainder of the garden is set to low maintenance pebbled area. Outside lighting and outside tap.

DOUBLE GARAGE

Having up and over doors to the front. The double garage benefits from having power and light.

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: We have been advised that there is an annual charge of £100 which contributes towards maintenance in the area.

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.





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

Peter Clarke

