

Peter Clarke



6 Enstone Way, Wellesbourne, Warwick, Warwickshire, CV35 9UP

- Enviable position towards the end of the cul de sac
- Many upgrades
- Beautifully presented
- Kitchen with refitted work tops and triple aspect
- Sitting room with French doors to garden
- Main bedroom with en suite
- Two further bedrooms and bathroom
- Double width parking, garage and landscaped rear garden
- Small children's playground situated within the development



£395,000

ACCOMMODATION

A front door leads to hall with luxury vinyl flooring. Sitting room with triple aspect, luxury vinyl flooring, French doors to rear. Upgraded kitchen/dining room with quality quartz work top and upturn, breakfast bar, fitted cupboards and work surface, four burner gas hob, filter hood over, built in oven and grill, space and plumbing for dishwasher, space for fridge freezer, downlighters, storage cupboard, luxury vinyl flooring. Utility room with quartz work top, fitted cupboards, space and plumbing for washing machine, access to gas heating boiler, luxury vinyl flooring. Cloakroom with wc and wash basin, luxury vinyl flooring.

First floor landing with access to roof space, storage cupboard. Main bedroom with dual aspect. En suite with wc, wash basin and large shower cubicle, tiled splashbacks, downlighters, wall mirror, luxury vinyl flooring. Two further bedrooms. Bathroom with wc, wash basin and bath with shower screen and shower over, tiled splashbacks, ladder towel rail, luxury vinyl flooring, downlighters.

Outside there is tarmacadamed double width parking and flagstone path to front door. A Spacious detached garage of brick and pitched tiled roof construction, internally painted, power and light, fitted flooring. The front and side gardens have planting, lawn and gated access to private rear garden which has flagstone path and patio, raised decked seating area, lawn, garden shed and enclosed mainly by wall but part wood fencing.

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.

AGENTS NOTE: There is an annual service charge of approx £120 per year for maintenance of the communal areas.

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

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: B. A full copy of the EPC is available at the office if required.

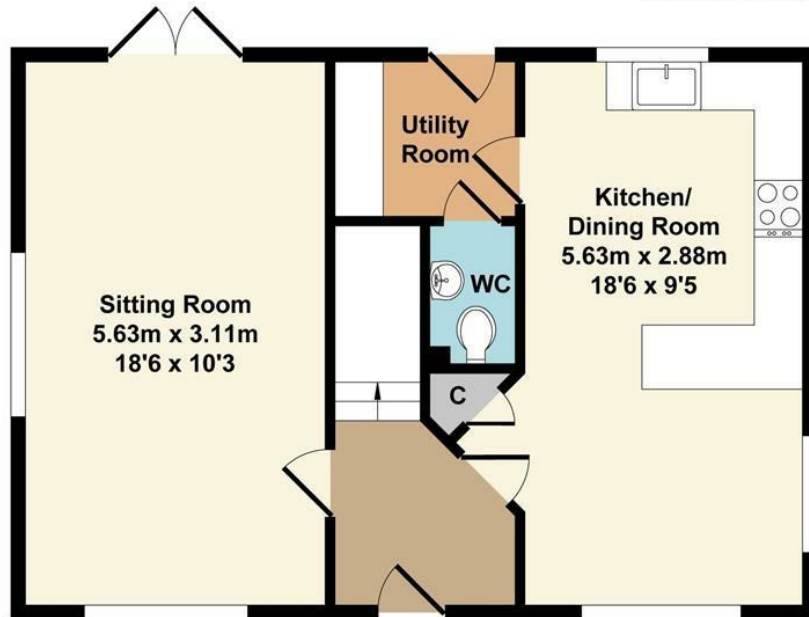
VIEWING: By Prior Appointment with the selling agent.



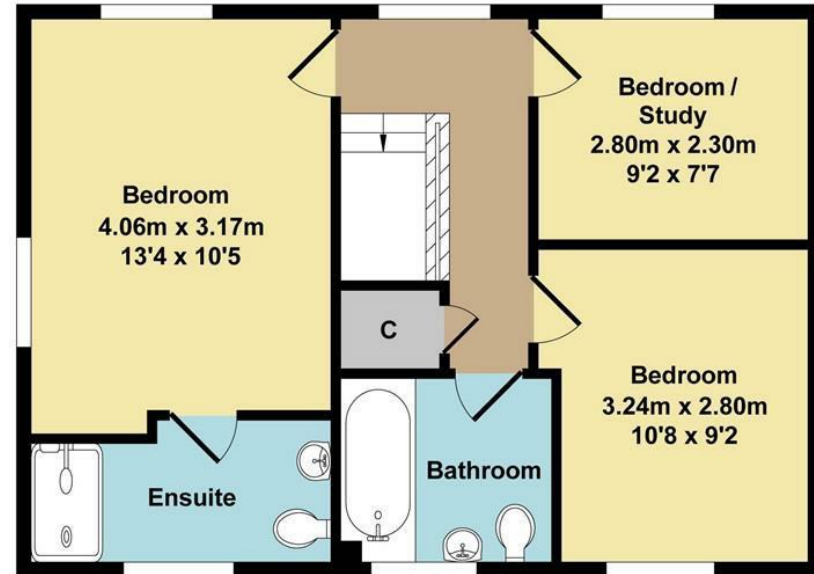
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Total Approx. Floor Area 90.80 Sq.M. (978 Sq.Ft.)

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.



Ground Floor
Approx. Floor Area 45.40 Sq.M.
(489 Sq.Ft.)



First Floor
Approx. Floor Area 45.40 Sq.M.
(489 Sq.Ft.)





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.

Six multi-award winning offices
serving South Warwickshire & North Cotswolds

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