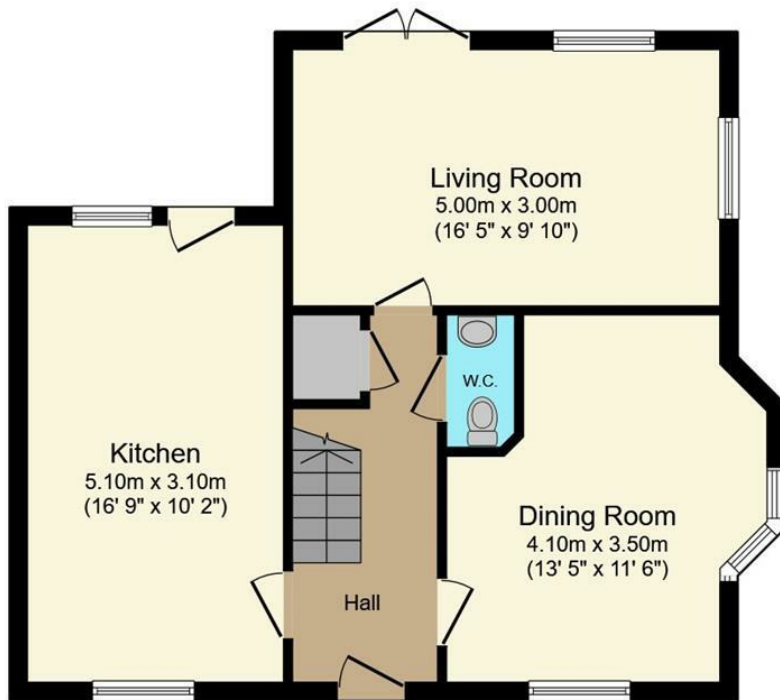


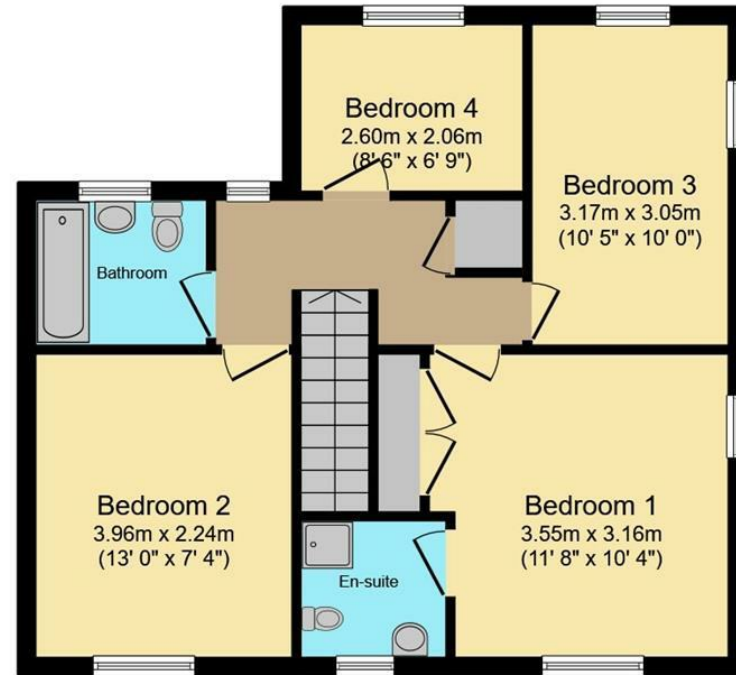
Peter Clarke



17 Joseph Arch Road, Wellesbourne, Warwick, Warwickshire, CV35 9JH



**Ground Floor**



**First Floor**

Total floor area 108.2 m<sup>2</sup> (1,164 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
- Well Presented Throughout
- Two Reception Rooms & A Newly Fitted Kitchen
- Four Bedrooms
- Downstairs Cloakroom, Ensuite and Bathroom
- Garage
- Driveway
- Enclosed Rear Garden
- EPC Rating B
- Remaining NHBC Warranty Until August 2024



Asking Price £455,000

An immaculately presented four bedroom detached house offered living room with patio doors into the rear garden, separate dining room, and an updated kitchen. Upstairs there are four bedrooms, master ensuite and family bathroom. Outside there is an enclosed rear garden, garage and driveway to the rear. The property is conveniently located to the village centre, aswell as motorway networks and the Fosse Way.

#### ENTRANCE HALL

Door into spacious hallway having LVT flooring and stairs rising to first floor. Understairs storage space, telephone point, and wall mounted radiator. Door leading into cloakroom with downstairs wc, wash hand basin and wall mounted radiator.

#### KITCHEN - BREAKFAST ROOM

A stunning kitchen, fitted with a range of wall and base units with worktop over and inset sink, Integrated eye level cooker, integrated induction hob with extractor over, with further integrated appliances to include microwave oven, washing machine, dishwasher and fridge-freezer. The kitchen boasts a central breakfast island housing integrated wine fridge. Patio doors leading out into rear garden, wall mounted radiator and window to front aspect.

#### DINING ROOM

Bay window to side aspect and window to front aspect. Wall mounted radiator.

#### LIVING ROOM

Window to side aspect and patio doors leading out into rear garden. Television point and wall mounted radiator.







#### FIRST FLOOR LANDING

With doors leading to all bedrooms. Window to rear aspect. Access to loft hatch which is part boarded with shelving, has light and a ladder. Door to useful storage cupboard.

#### BEDROOM ONE

With windows to front and side aspect, built in wardrobes, television point and wall mounted radiator.

#### ENSUITE

From the main bedroom there is a door into the ensuite which offers shower cubicle, wc, wash hand basin, extractor fan, shaver point and heated towel rail. Obscure window.

#### BEDROOM TWO

A double bedroom with window to front aspect and wall mounted radiator.

#### BEDROOM THREE

With window to side and rear aspect. Wall mounted radiator.

#### BEDROOM FOUR

With window to rear aspect and wall mounted radiator.

#### BATHROOM

Fitted with a white suite comprising of bath with mixer taps, wc and wash hand basin. Extractor fan, heated towel rail and obscure window to rear.

#### OUTSIDE

With paved patio area with the remainder laid to lawn, brick boundary. Gate access to the rear.

#### PARKING

There is a garage to the rear of the property with up and over door, power and light.

Tandem driveway in front of the 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:** We have been advised that there is an annual estate charge of £230 which goes towards the general upkeep of communal green space and parks.

**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.

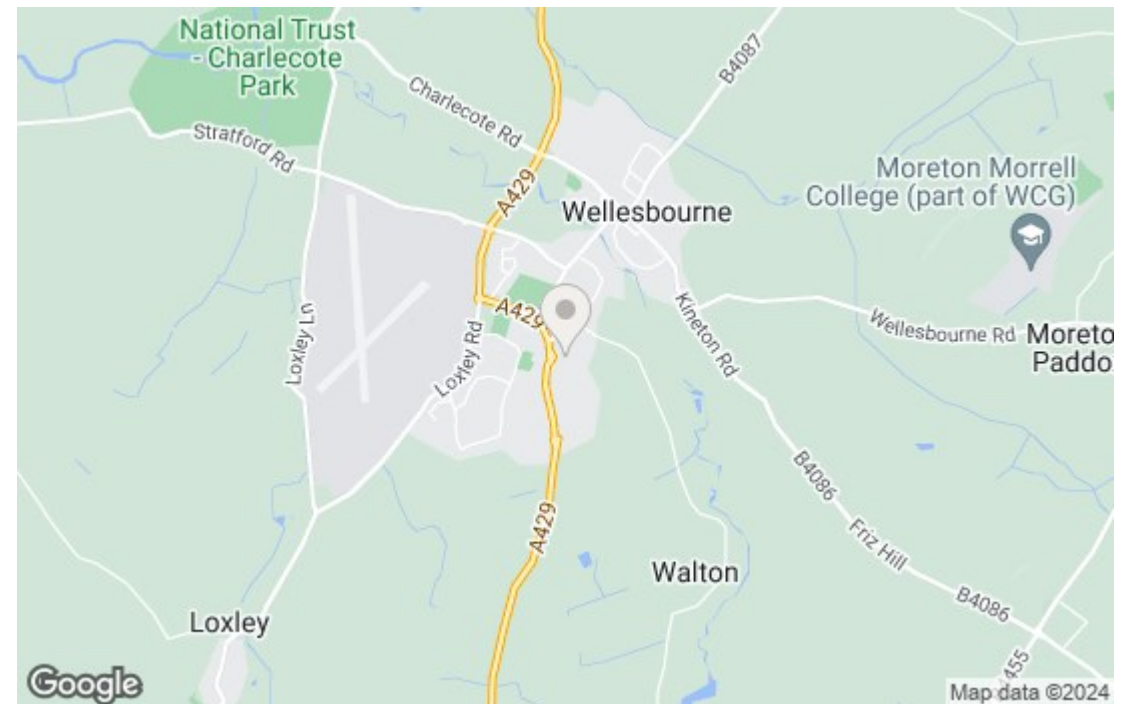
**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band E.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** B. 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.





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