

Peter Clarke



9 Hopkins Way, Wellesbourne, Warwick, CV35 9UE

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Approximate Gross Internal Area = 175.2 sq m / 1886 sq ft
(Including Garage)

Illustration for identification purposes only,
measurements are approximate, not to scale.



- Beautifully presented
- Tucked away, quiet position
- Green area to front, fields to rear
- Kitchen/breakfast room, two reception rooms, conservatory and utility
- Four bedrooms, two bathrooms
- Double garage and off road parking
- Attractive gardens
- NO CHAIN



Offers Over £530,000

A beautifully kept four bedroom detached residence situated in a tucked away position on a private road with a very pleasant outlook to front over a green and fields to rear. Four reception areas, four bedrooms, two bathrooms, double garage. NO CHAIN.

ACCOMMODATION

A storm canopy leads via a front door to

ENTRANCE HALL

CLOAKROOM

with wc and wash basin, cupboards below, chrome heated towel rail, under stairs storage cupboard.

SITTING ROOM

with bay window to front, coal effect gas fire. Double doors to

DINING ROOM

with sliding door to

CONSERVATORY

with French doors to side, dwarf wall and tiled floor.

KITCHEN/BREAKFAST ROOM

with one and a half bowl single drainer sink unit, cupboards and work surface, four burner gas hob with oven and grill below, built in dishwasher, built in fridge and freezer.

UTILITY ROOM

with single bowl single drainer sink unit, cupboards, space and plumbing for washing machine, Worcester gas heating boiler.

FIRST FLOOR LANDING

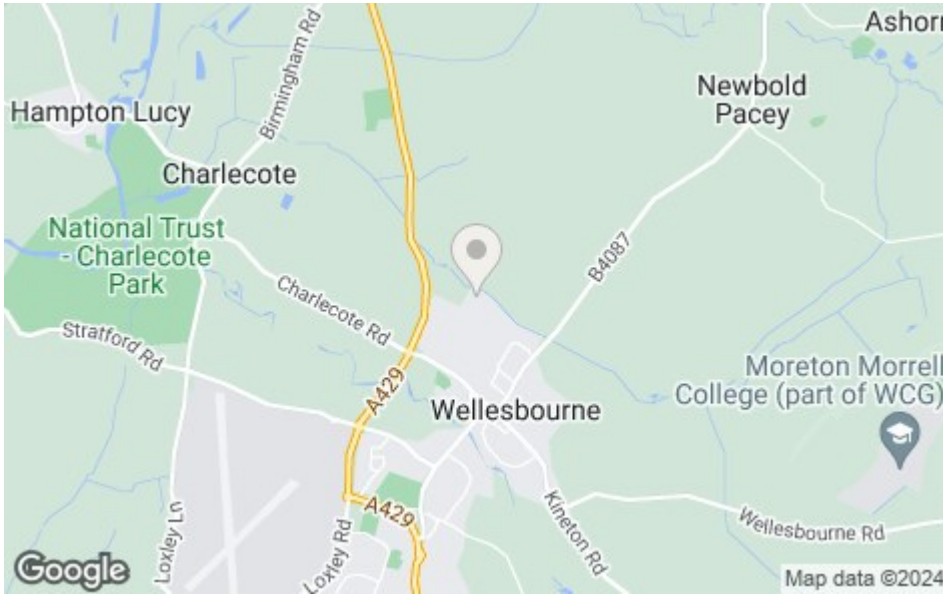
with access to roof space which is partly boarded with light, storage cupboard, airing cupboard.

BEDROOM ONE

with two double built in wardrobes.







REFITTED EN SUITE BATHROOM

with wc, wash basin and bath with shower attachment, separate shower cubicle, tiled floor, chrome heated towel rail.

BEDROOM TWO

with built in wardrobes.

BEDROOM THREE

BEDROOM FOUR

BATHROOM

with wc, wash basin, bath, shower cubicle.

OUTSIDE

There is a private road shared by four properties, leading to tarmacadamed and block paved off road parking, slate chipped planted border, gated access to side.

DOUBLE GARAGE

REAR GARDEN

with patio, lawn, perennial planted borders, further patio with pergola over, shed to side, enclosed by 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.

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. Gas heating to radiators.

AGENTS NOTE: There is no regular maintenance charge for the road. However it would be the responsibility of the four properties should the road require any works.

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.





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serving South Warwickshire & North Cotswolds

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