

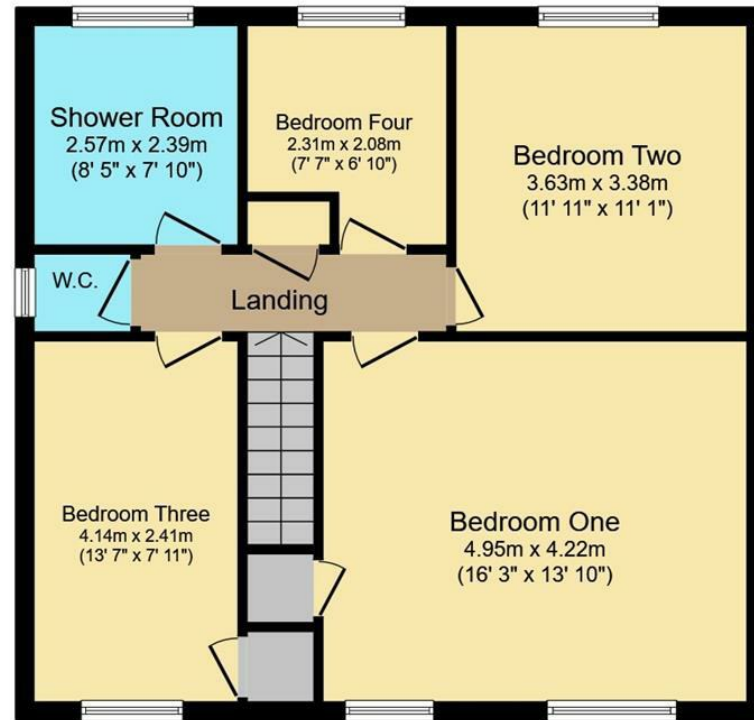
Peter Clarke



9a Kineton Road, Wellesbourne, Warwick, CV35 9NE



**Ground Floor**



**First Floor**

Total floor area 144.6 m<sup>2</sup> (1,556 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



- Central Village Location
- Detached House
- Beautiful Manicured Rear Garden
- Well Presented Throughout
- Downstairs Cloakroom
- Multifunctional Downstairs Space
- Four Bedrooms
- Shower Room
- Driveway For Multiple Cars
- EPC Rating C



£475,000

A detached four bedroom house, centrally located to the village centre, with off road parking for multiple cars and a generous rear garden. The accommodation briefly comprises on through sitting to dining room, kitchen, utility space, and an additional room downstairs which was formerly a garage; currently used as a workshop but could easily be used as another living room, snug, office etc. Upstairs there are four bedrooms, a shower room and separate wc. Outside the rear garden is beautifully landscaped.

#### ENTRANCE HALL

Enter though front door into an inner porchway, allowing access into the main entrance with doors leading to all downstairs accommodation. Wall mounted radiator and stairs rising to first floor.

#### CLOAKROOM

Off the entrance hall is a downstairs cloakroom with wc and wash hand basin and heated towel rail. Obscure window to front.

#### SITTING THROUGH DINING ROOM

A spacious through reception room with large window to front and patio doors leading into rear garden. Two wall mounted radiators.

#### KITCHEN

Fitted with a range of wall and base units with worktop over with inset stainless sink and drainer with window overlooking rear garden. Integrated eye level double oven and separate four burner hob with extractor over. Space for fridge-freezer. Large cupboard housing wall mounted boiler. Personnel door out into the garden.

#### UTILITY SPACE

Leading from the kitchen into the utility space having base unit with inset sink and space for washing machine.

#### RECEPTION ROOM

Originally built as a garage, this room was converted by the previous owners to a downstairs office space, and is currently used as a workshop. Benefits from a window and personnel door to the front allowing access direct to the driveway. Wall mounted radiator and further door leading into entrance hall.







#### FIRST FLOOR LANDING

A spacious landing leading to all bedrooms. Airing cupboard with small wall mounted radiator.

#### BEDROOM ONE

A large master bedroom with two windows to the front aspect. Door into storage cupboard and wall mounted radiator.

#### BEDROOM TWO

A further double bedroom with window to rear aspect. Built in wardrobe and wall mounted radiator.

#### BEDROOM THREE

A further double bedroom with window overlooking the front aspect. Built in wardrobe with mirrored doors, and additional door to further storage cupboard. Wall mounted radiator.

#### BEDROOM FOUR / STUDY

Window to the rear aspect. Wall mounted radiator.

#### SHOWER ROOM

Large walk in shower cubicle with shower, along with vanity unit with sink. Fully tiled, heated towel rail, extractor fan and obscure window to rear.

#### SEPARATE WC

Situated next to the shower room, a separate wc, radiator and window to side.

#### OUTSIDE

##### REAR GARDEN

Beautifully landscaped rear garden enclosed by timber fencing and bordered with mature plants, shrubs and bushes. With patio area running the width of the property and throughout different sections of the garden, along with leading down to the side of the house which gives access to the front gate. Water tap and outside socket. Vegetable patch and two sheds, one having powerpoints.

##### PARKING

A block paved driveway with off road parking for multiple cars.

#### 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 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:** 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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