

Peter Clarke



1 Lysander Close, Wellesbourne, Warwick, Warwickshire, CV35 9TD



Floor Plan

Total floor area 94.6 sq.m. (1,018 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



- Well Presented Detached Bungalow
- Private Corner Plot
- Three Bedrooms
- Living - Dining Room
- Modern Kitchen
- Wetroom
- Front & Rear Garden
- South Facing Inner Courtyard
- Garage & Driveway
- NO CHAIN



£415,000

Enjoying a generous corner plot, this three bedroom detached bungalow is well presented throughout boasting a modern kitchen, large Lshaped living room and offers well established front and rear gardens. Located on the popular Dovehouse development, the accommodation briefly comprises of cloakroom, living - dining room, three bedrooms and a wetroom. The bungalow also benefits from having a garage and driveway to the front of the property.

APPROACH

Having tarmacadam driveway extending to the single garage. The remainder of the front garden is mainly laid to lawn with bordering shrubs and evergreens. Wrought iron gates to both sides of the bungalow. Pathway to UPVC door into entrance porch.

RECEPTION HALL

With wall mounted radiator. Door into cloakroom with wc and wall mounted wash hand basin. Part glazed door leading into:

LOUNGE/DINING ROOM

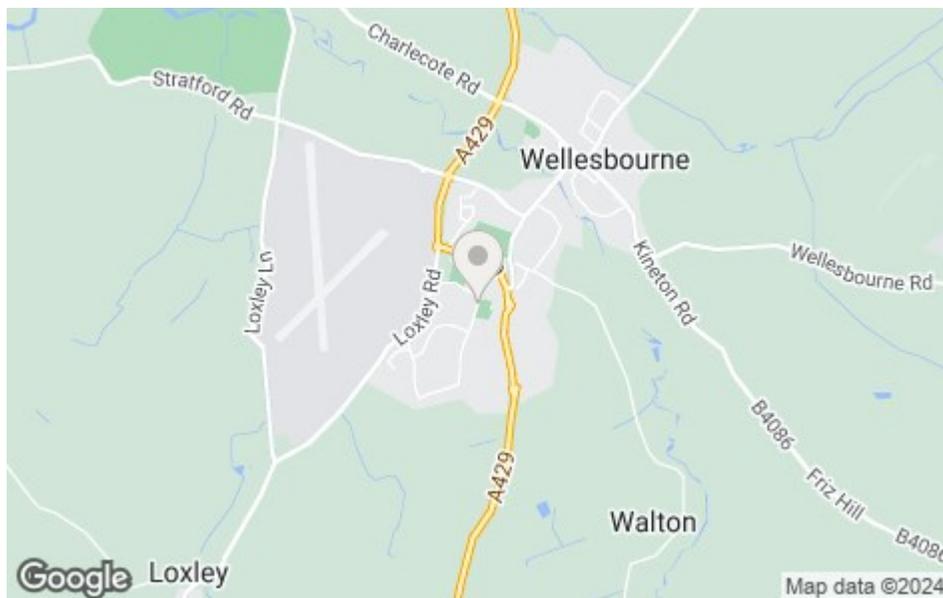
A spacious L - shaped room with large bow window overlooking the front garden and allowing in plenty of natural light. Electric fireplace with decorative surround. Television point and wall mounted radiator. Space for dining table and window overlooking inner courtyard. Interconnecting door leading into:

KITCHEN

Newly fitted by the current owners upon ownership, the kitchen offers a range of wall and base units with granite worktop over. Inset sink and drainer. Integrated appliances to include eye level oven and microwave, slimline dishwasher, washing machine, fridge and freezer. Ceramic hob with glass splashback and extractor above. Breakfast bar area with additional storage underneath. Window to side aspect and patio doors out onto inner courtyard.







INNER HALLWAY

Having window to one side, access to cupboard housing the combi boiler which was installed in 2018.

BEDROOM ONE

A spacious double bedroom with window overlooking rear garden. Built in wardrobes with sliding doors and fitted dressing table to one side. Wall mounted radiator.

BEDROOM TWO

A further double bedroom also positioned to the rear of the bungalow. A built in wardrobe with sliding door with built in dressing table to one side. Wall mounted radiator and window overlooking views of the rear garden.

BEDROOM THREE

Having window overlooking inner courtyard. Wall mounted radiator and television point. Access to loft space.

WET ROOM

Having full and half ceiling height tiling with fitted shower unit, pedestal wash hand basin, wc and obscure window to side aspect. Extractor fan and spotlights over shower.

OUTSIDE

INNER COURTYARD

Accessed from the kitchen area a southerly facing inner courtyard which is fully paved, with pathway leading down to side gate and pathway leading to the main garden.

REAR GARDEN

A beautiful private and enclosed garden which is mainly laid to lawn and bordered with mature, flowers, shrubs and evergreens. Greenhouse. Small patio area with further pathway leading to the other side of the bungalow allowing access to side gate and bordered with astroturf.



GARAGE

The garage boasts power and lighting and is accessed to the front via up and over door as well as personnel door to the rear. Space for tumble dryer.

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 D.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. 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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