

Peter Clarke



23 Herwin Close, Wellesbourne, Warwickshire, CV35 9WD

- Enviaible Position
- Detached House
- Lounge
- Kitchen - Diner
- Utility & Cloakroom
- Three Bedrooms
- Ensuite & Bathroom
- Detached Garage
- Larger Than Average Rear Garden
- EPC Rating B



£410,000

#### ACCOMMODATION

Front door leading into hallway, with wall mounted radiator and stairs rising to first floor. Leading into living room with windows overlooking front and rear aspect and French doors out into the rear garden, allowing in plenty of natural light. Wall mounted radiator and television point. Into the kitchen - diner which also boasts triple aspect allowing in plenty of natural light. The kitchen area is fitted with a range of wall and base units with worktop over, inset sink with window looking into the rear garden. Four burner gas hob with extractor above. The dining area has wall mounted radiator and boasts a useful storage cupboard. From the kitchen, there is a door into the utility room which offers space for washing machine and space for undercounter freezer. Wall mounted boiler, base units and worktop. Door into cloakroom with wc, wash hand basin and extractor fan. Upstairs the first floor landing offers large window overlooking rear aspect and Walton fields beyond. Access to loft space and large overstairs cupboard. Into the master bedroom, a spacious double bedroom with dual aspect windows boasting the rural views. Wall mounted radiator and door into ensuite, which offers shower enclosure, wc and wash hand basin. Obscure window, wall mounted radiator and extractor fan. Bedroom two has window to front aspect and wall mounted radiator. Bedroom three has window to rear aspect and wall mounted radiator. The bathroom is fitted with a white suite comprising of bath with shower above, wc and wash hand basin. Obscure window, wall mounted radiator and extractor fan.

#### OUTSIDE

Sitting on a larger than average plot, the landscaped rear garden offers privacy enclosed by timber fence and brick boundary. Patio area running the width of the house whilst also benefits a further patio area perfect for entertaining or to simply enjoy the British weather. Stone chipped borders enjoying a wealth of plants and shrubs with the remainder of the garden laid to lawn. Gate allowing access to the driveway, garage and front, in which the front and side garden have established planted bushes.

#### DETACHED GARAGE

A detached garage of brick and pitched tiled roof construction, with up and over door to front. Power and light.

#### PARKING

Outside there is tarmacadamed double width drive for parking. The front and side gardens have planting, lawn and private gate leading into rear garden.

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

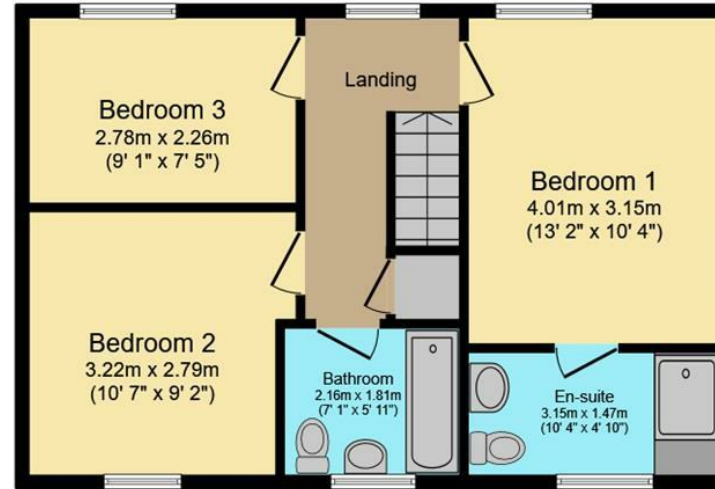
VIEWING: By Prior Appointment with the selling agent.





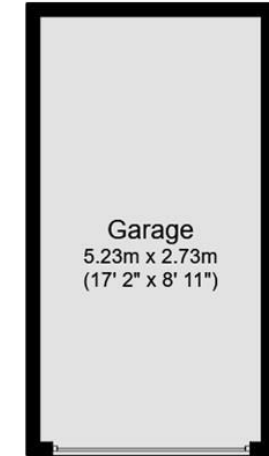
## Ground Floor

Floor area 47.8 m<sup>2</sup> (515 sq.ft.)



## First Floor

Floor area 47.8 m<sup>2</sup> (515 sq.ft.)



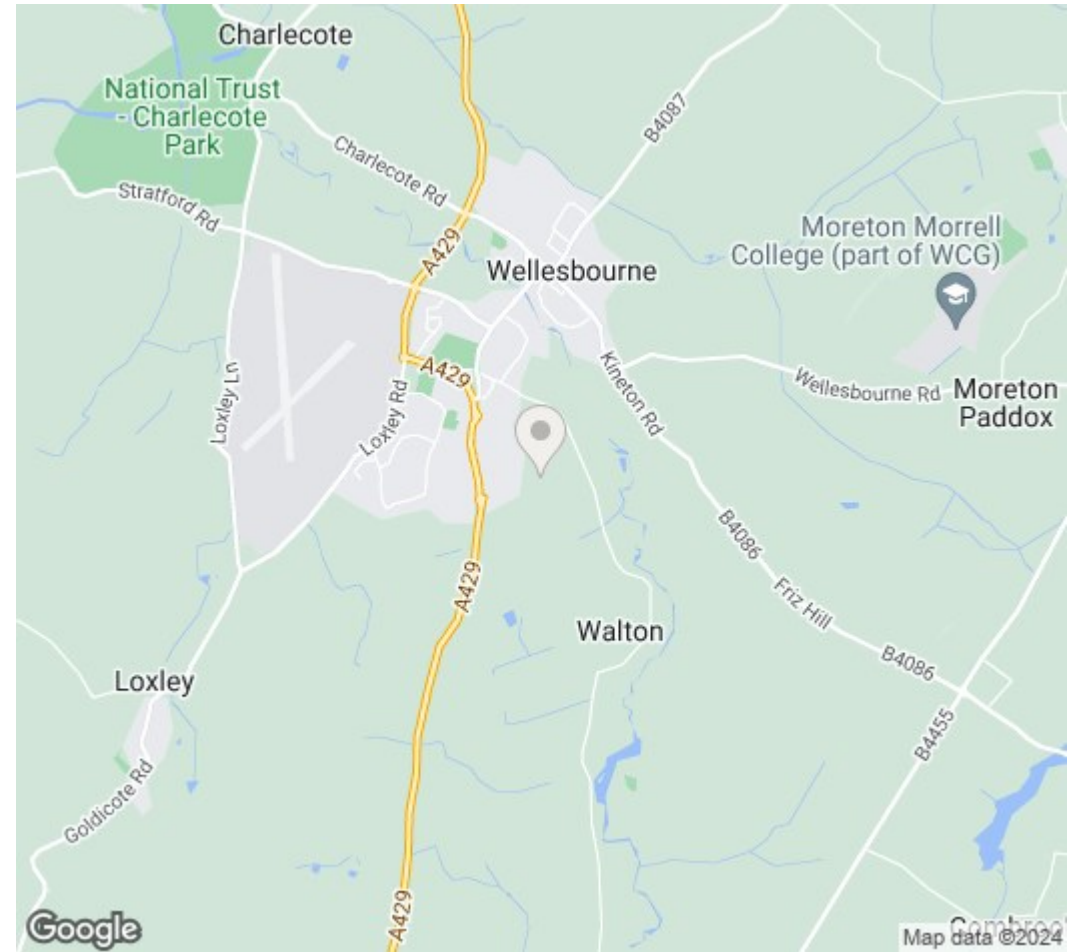
## Garage

Floor area 14.3 m<sup>2</sup> (154 sq.ft.)

**TOTAL: 109.9 m<sup>2</sup> (1,183 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)





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