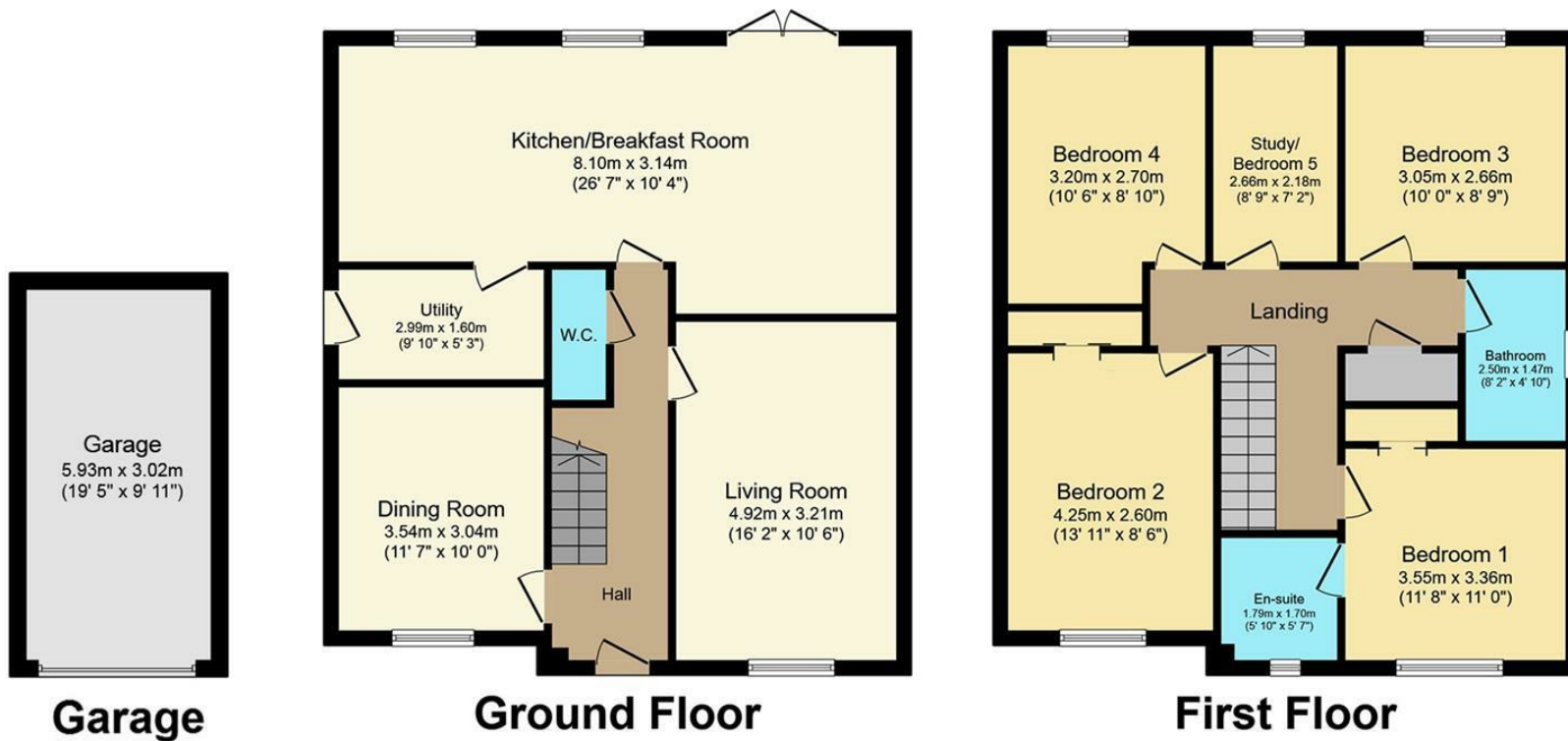


Peter Clarke



4 Anderton Avenue, Wellesbourne, Warwick, CV35 9UQ



Total floor area 160.3 sq.m. (1,725 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
- Two Reception Rooms
- Large Kitchen - Family Space
- Five Bedrooms
- Downstairs Cloakroom, Bathroom & Ensuite
- Detached Garage
- Off Road Parking
- Beautifully Presented Throughout
- EPC Rating B



Offers Over £530,000

Set on a PRIVATE ROAD a beautifully presented FIVE BEDROOM detached house. The accommodation offers living room, dining room, large kitchen-family room, utility room and cloakroom. Upstairs there are five bedrooms, with master ensuite and family bathroom. Outside there is an enclosed rear garden with views beyond, detached garage with E.V charging point and OFF ROAD PARKING.

#### ENTRANCE HALL

Having a door from the front elevation into an spacious hallway with tiled flooring, stairs rising to first floor and door into downstairs cloakroom with wc, wash hand basin vanity unit, wall mounted radiator and extractor fan.

#### LIVING ROOM

A well presented room with window to front aspect. Wall mounted radiator.

#### DINING ROOM / SNUG / OFFICE

A versatile reception room which is currently used as a dining room, offers plenty of versatility as it could be used alternatively as a study, playroom or snug. Window overlooking the front aspect. Wall mounted radiator.

#### KITCHEN - BREAKFAST ROOM

A light and spacious open plan kitchen-dining-family area which extends the width of the property. The kitchen area is fitted with a range of wall and base units with walnut worktop over with inset glass sink and drainer with window overlooking the rear garden. Appliances to include Neff hide and slide oven with Neff glass induction hob and extractor over, integrated Neff eye level microwave, dishwasher, fridge freezer and wine cooler. Having door to utility room and patio doors leading out onto the rear garden, two further windows overlooking the rear. Tiled flooring.

#### UTILITY ROOM

Fitted with wall and base units with walnut worktop over, space for integrated washer dryer, wall mounted boiler and personnel door leading out to the garden.

#### FIRST FLOOR LANDING

With doors leading to all bedrooms. Door into large storage cupboard. Access to loft hatch.

#### BEDROOM ONE

A generous master bedroom with fitted mirrored wardrobes, having windows to the front aspect, wall mounted radiator. Door leading into ensuite.







#### ENSUITE

Fitted with a white suite comprising of wc, wash hand basin vanity unit and shower enclosure with chrome shower. Wall mounted radiator, extractor fan and obscure window to the front.

#### BEDROOM TWO

A double bedroom with fitted mirrored wardrobes. Windows to the front aspect and wall mounted radiator.

#### BEDROOM THREE

A double bedroom at the rear of the property with window overlooking the rear garden and views beyond. Wall mounted radiator.

#### BEDROOM FOUR

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

#### BEDROOM FIVE

Currently used as a home office, and has window to the rear aspect and wall mounted radiator.

#### BATHROOM

A modern white suite that comprises of bath with glass screen with rain-head shower over, low level wc and double size vanity unit. Wall mounted radiator and extractor fan. Obscure window to the the side aspect.

#### OUTSIDE

##### REAR GARDEN

The enclosed landscaped rear garden is mainly laid to lawn, paved patio area with pergola immediately accessed from the kitchen, with a further raised decking area. Gated side access with additional paved area to the side of the property and space for garden shed.

##### PARKING

Having a tarmac driveway to the front and side of the property offering tandem parking for several vehicles.

##### GARAGE

A detached garage located to the side of the house with up and over door, power, light and EV charger point.

#### 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 by the vendor that the current annual charge is £150.16 which goes towards the upkeep of the communal areas.

**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 F.

**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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