

Peter Clarke



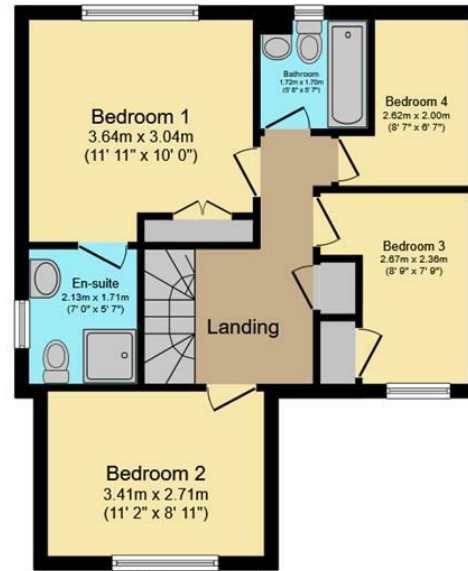
8 Whitehead Drive, Wellesbourne, Warwick, CV35 9PW

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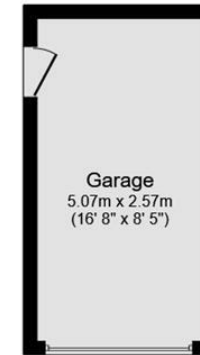
## Ground Floor

Floor area 69.2 m<sup>2</sup> (745 sq.ft.)



## First Floor

Floor area 48.9 m<sup>2</sup> (526 sq.ft.)



## Garage

Floor area 13.2 m<sup>2</sup>  
(142 sq.ft.)

TOTAL: 131.3 m<sup>2</sup> (1,414 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)



- Private Road of Five Houses
- Detached House
- Extended Dining - Family Space
- Living Room
- Study
- Four Bedrooms
- Bathroom, Ensuite & Cloakroom
- Garage & Driveway
- Enclosed Rear Garden



£479,950

An extended well presented four bedroom detached home located in a private road towards the edge of the village. The accommodation comprises of entrance hall, cloakroom, living room, kitchen, utility room, extended family-dining area and additional study. Upstairs there are four bedrooms with ensuite to master bedroom and bathroom. Outside there is an enclosed rear garden, garage and driveway to the side of the house.

#### ENTRANCE HALL

Door into entrance hall with wall mounted radiator, useful understairs storage and stairs rising to first floor. Door into cloakroom fitted with wc, wash hand basin, heated towel rail and obscure window to front.

#### LIVING ROOM

Into the living room which boasts two obscure windows to the side aspect, Farmington Cotswold limestone fireplace with coal effect gas fire, wall mounted radiator and TV aerial & SKY point. Open archway leading into:

#### FAMILY - DINING AREA

This extension which was completed in 2005, has recessed ceiling lights and four wall lights, two windows and French doors leading out into the rear garden. Karndean flooring. Two wall mounted radiators. A further archway leading through into the:-

#### KITCHEN

This is fitted with a range of wall and base units with worktop over. Inset one and a half bowl stainless steel sink and drainer. Integrated fridge-freezer, Bosch dishwasher, along with an integrated Bosch eye level double oven and Bosch induction hob with extractor over. Karndean flooring. Wall mounted radiator.

#### UTILITY ROOM

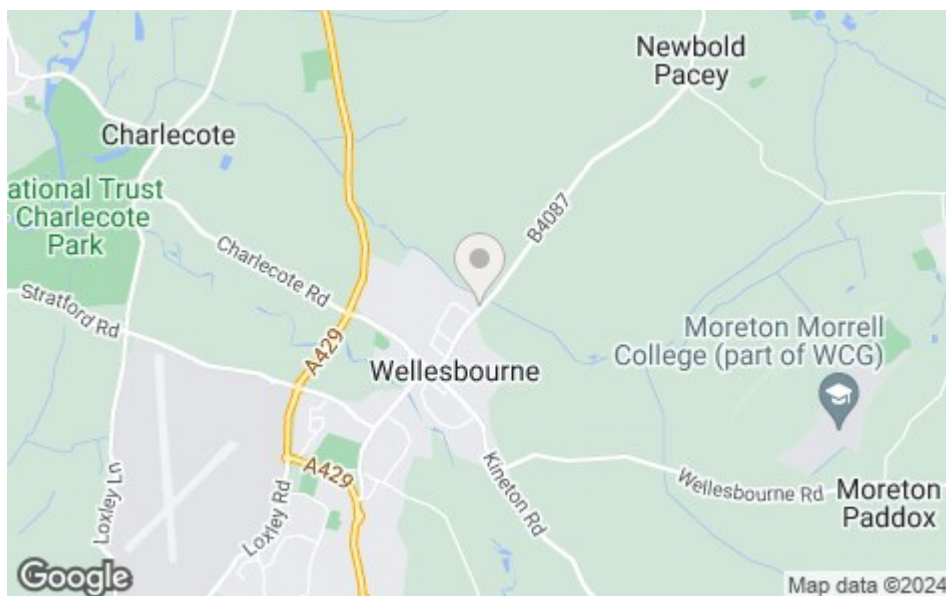
Space for washing machine and tumble drier, stainless steel sink and drainer, and work surface. Wall mounted radiator. Obscure window to side.

#### STUDY

Off the entrance hall, this room overlooks the front garden this has coving to the ceiling, wall mounted radiator, and Sky TV point.







#### FIRST FLOOR LANDING

The wood varnished staircase with turned spindles leads up to the first floor landing and allows access to all bedrooms, along with access to airing cupboard which houses the "Worcester Bosch" combi boiler.

#### BEDROOM ONE

Bedroom one is a generous double bedroom with fitted wardrobes, wall mounted radiator and windows overlooking rear garden. TV aerial point.

#### ENSUITE

Comprising of shower cubicle, wc and wash hand basin. Obscure window to side aspect. Extractor fan unit, shaver point and heated towel rail.

#### BEDROOM TWO

Bedroom two has window to the front aspect of the property with views towards open fields. Wall mounted radiator. TV point.

#### BEDROOM THREE

Bedroom three is also positioned to the front of the property with the views to the open fields, has wall mounted radiator and built in cupboard. TV aerial point.

#### BEDROOM FOUR

Bedroom four is currently used as a dressing room, window to rear aspect, wall mounted radiator and TV aerial point. Access to loft space which is partly boarded and has a lighting point.

#### BATHROOM

The bathroom is fitted with a white suite comprising of panelled bath with shower above, wc and wash hand basin. Obscure window to rear aspect. Heated towel rail, shaver point and extractor fan.

#### OUTSIDE

In the rear garden, there is a large paved patio area extending the full width of the garden and to the one side of the house leading to side gate access. The remainder of the garden is laid to lawn with planted borders. Space for shed which is positioned to the rear of the garage. To the front, there is evergreen hedge bordering lawned area. Pathway leading up to canopy porch entrance having tiled roof with timber struts.

#### PARKING

Blocked paved tandem driveway to right hand side of the property. There is a brick-built garage having up and over door to front and personnel door to side leading to the garden. Useful storage space in the roof area. Power and light.

## GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. 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:** ? 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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Warwick Road, Wellesbourne, Warwickshire, CV35 9ND  
Tel: 01789 841114 | [wellesbourne@peterclarke.co.uk](mailto:wellesbourne@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)

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