

Peter Clarke



6 Whitehead Drive, Wellesbourne, Warwick, CV35 9PW

- Well Presented Throughout
- Detached House
- Living Room
- Modern Kitchen-Diner
- Three Bedrooms
- Ensuite, Bathroom & Downstairs Cloakroom
- Garage
- Off Road Parking & Electric Car Charging Point
- Enclosed Rear Garden
- Stunning Countryside Views



£350,000

ACCOMMODATION

Set back behind a chipped fore garden with block paved and tarmacadam driveway to the side of the house extending to a single garage and gated side entry. The front door is canopy covered, which opens into the spacious entrance hall with stairs rising to first floor. Door into cloakroom which offers wc, wash hand basin and obscure window to front aspect. From the entrance hall there is a door leading into the spacious living room having window to front aspect and two wall mounted radiators. A central fireplace with wooden mantel being the focal point of the living room. Door into the modern kitchen with a range of wall and base units with worktop over. Inset sink and drainer with window overlooking rear garden. Integrated eye level cooker, induction hob with extractor over, fridge-freezer and dishwasher. Space for washing machine. The dining area has space for dining table, door into useful downstairs cupboard and patio doors leading out into the rear garden.

The first floor landing has window to side aspect, access to loft hatch, door into airing cupboard which houses the boiler and a further cupboard over the stairs. The master bedroom offers window to front aspect overlooking the countryside views, doors to built in cupboard and further door into modern ensuite fitted with shower enclosure, wc and vanity base unit. Heated towel rail, extractor fan and obscure window to side. A further double bedroom is located to the rear of the property, window to rear aspect, wall mounted radiator and door to single cupboard. The third bedroom has wall mounted radiator and window to front aspect. The bathroom is fitted with a white suite comprising of bath with shower above, wc and wash hand basin. Obscure window to rear, heated towel rail and extractor fan.

OUTSIDE

Enclosed rear garden, mainly laid to paving which is bordered with an abundance of trees, bushes and plants. Shed located to the rear of the property and side gate access to driveway.

GARAGE

Having electric up and over door, power and light. Personnel door to the side.

PARKING

Driveway to the front of the garage. Electric car charger. The front is also laid to chippings which offers an additional car parking space.

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

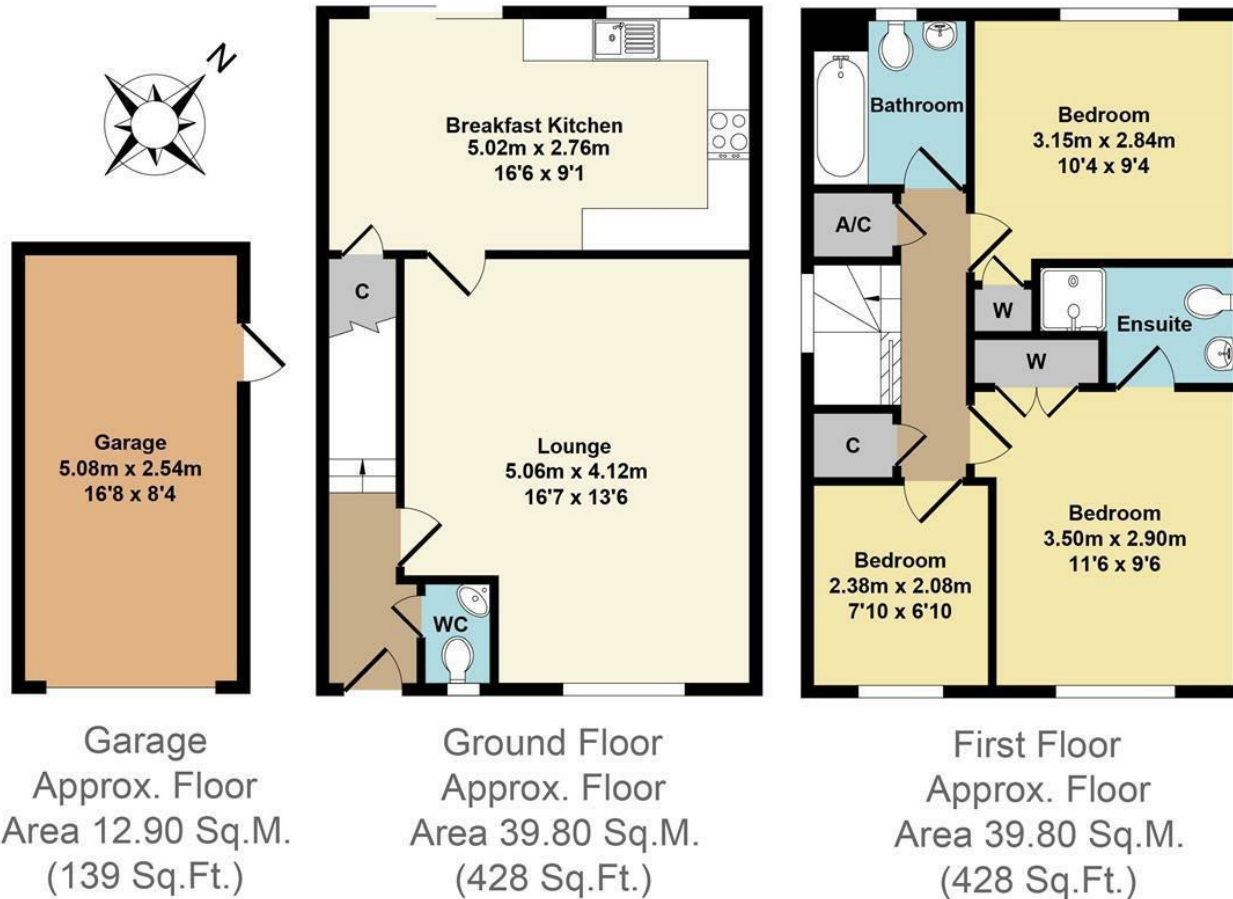
VIEWING: By Prior Appointment with the selling agent.

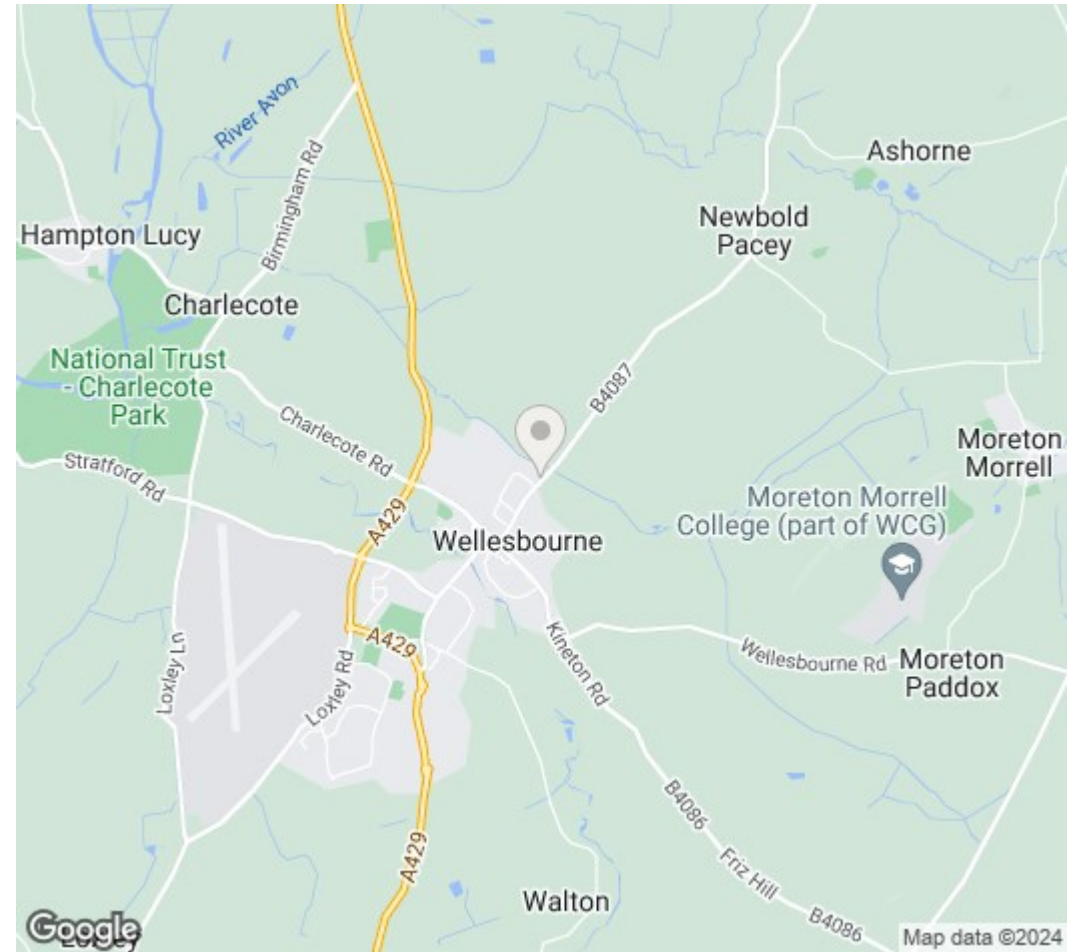


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Total Approx. Floor Area 92.50 Sq.M. (995 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





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.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

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