



Peter Clarke

8 Admiral Cowan Way, Kineton, Warwickshire, CV35 0QG

- Built By Morris Homes in 2022
- Detached House
- Living Room & Beautiful Kitchen - Diner
- Utility Room & Cloakroom
- Spacious Principal Bedroom with Fitted Wardrobes
- Two Further Bedrooms
- Family Bathroom & Ensuite Shower Room
- Garage & Driveway To Front
- Enclosed Rear Garden
- EPC Rating C



£435,000

Situated on a small development which is located on the edge of the village of Kineton, stands a beautifully presented three bedroom detached house built by Morris Homes with private enclosed rear garden.

ACCOMMODATION

Entrance hall with stairs rising to first floor leading into the living room with large window to front aspect, wall mounted radiator and understairs cupboard. Double doors opening into the beautiful kitchen-dining area which is the heart of the home. Kitchen fitted with a range of wall and base units with worktop over, inset sink and drainer with window overlooking the rear garden. Four burner gas hob with Neff extractor above, Neff eye level oven, integrated fridge-freezer and integrated Neff slimline dishwasher. The dining area has French doors opening out into the rear garden. Archway into the utility room fitted with further wall and base units, inset sink and drainer. Integrated Neff washing machine and space for wine cooler. Wall mounted radiator and personnel door leading out to the rear garden. Door into cloakroom.

Upstairs the first floor landing has access to loft hatch and door into storage cupboard. The principal bedroom has window overlooking rear garden, two sets of fitted wardrobes and door into ensuite shower room with shower enclosure, wc and wash hand basin. Heated towel rail, extractor fan, spotlights and obscure window to front. Bedroom two has windows to front aspect and wall mounted radiator. Bedroom three offers a fitted wardrobe and wall mounted radiator. The bathroom is fitted with a white suite comprising of bath with electric shower above, wc and wash hand basin. Extractor fan, spotlights and obscure window to side.

OUTSIDE & PARKING

A private enclosed rear garden which has been beautifully landscaped, with a patio area which is enjoyed immediately from the dining area, with pathway leading to the remainder of the garden and towards the side of the house to the front gate. Part of the garden is laid to chippings with the remainder laid to lawn bordered with stones, mature plants and shrubs. Outside water tap and electrical point.

Tarmacadam driveway to the front of the property. EV Charger point. The garage offers power and light. Wall mounted boiler. Personnel door leading to side access.

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.

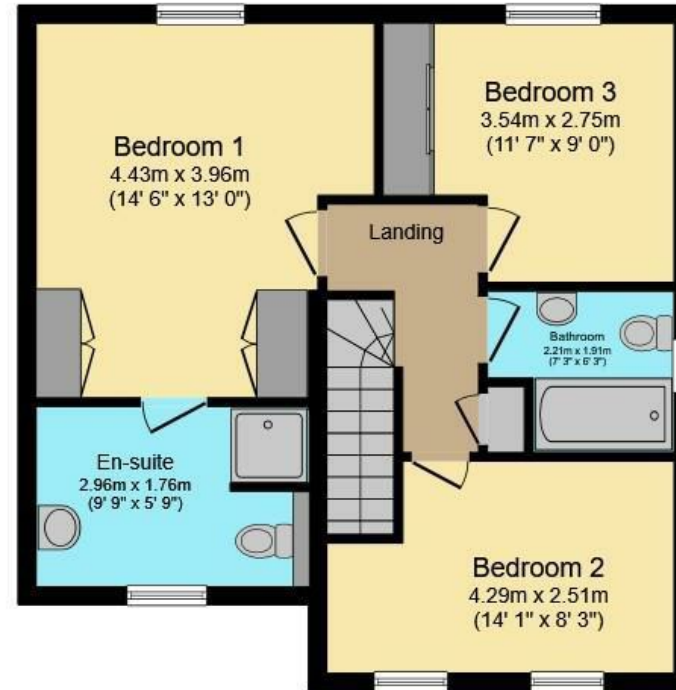
VIEWING: By Prior Appointment with the selling agent.



8 Admiral Cowan Way, Kineton, Warwick, CV35 0QG



Ground Floor
Floor area 66.1 sq.m. (711 sq.ft.)



First Floor
Floor area 54.4 sq.m. (586 sq.ft.)

TOTAL: 120.5 sq.m. (1,297 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





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