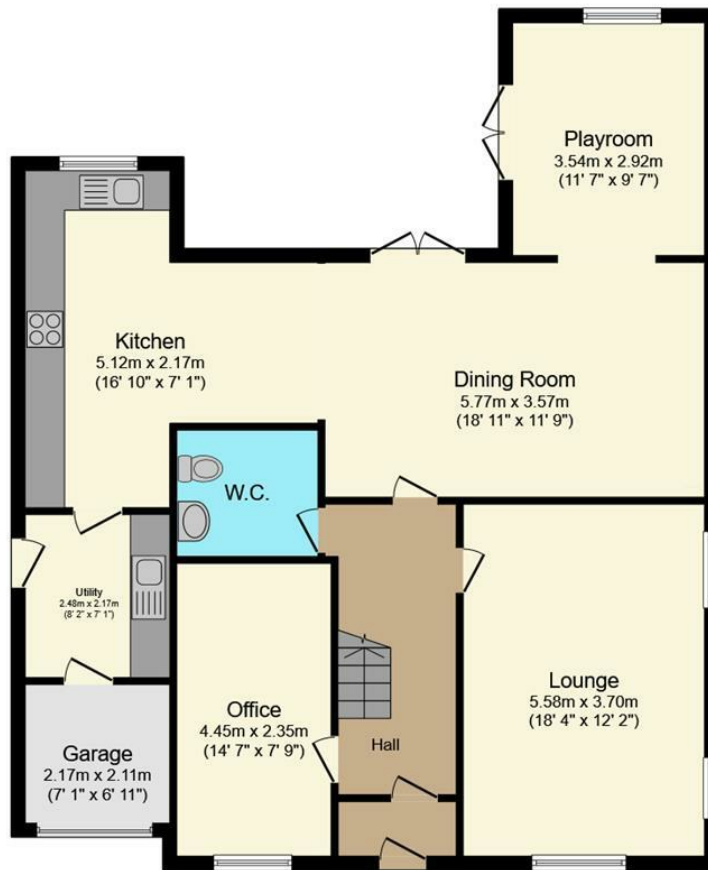


Peter Clarke



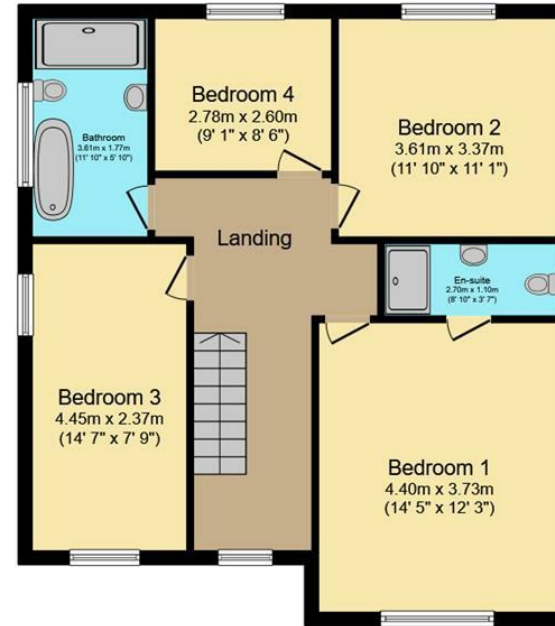
19 Gloster Gardens, Wellesbourne, Warwick, CV35 9TQ





### Ground Floor

Floor area 105.6 m<sup>2</sup> (1,137 sq.ft.)



### First Floor

Floor area 68.3 m<sup>2</sup> (735 sq.ft.)

**TOTAL: 173.9 m<sup>2</sup> (1,872 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)



- Small Cul-De-Sac Setting
- Detached House
- High Specification Throughout
- Living Room & Study
- Open Plan Kitchen-Dining-Living Space
- Four Bedrooms
- Master Ensuite & Family Bathroom
- Manicured Rear Garden
- Driveway
- EPC Rating C



Offers Over £600,000

An immaculately presented four bedroom detached house located towards the end of a cul-de-sac. Finished to the highest specification throughout, the accommodation comprises of living room, study, downstairs cloakroom, open plan kitchen-dining-living space and additional playroom. Utility room and access to storage space from the original garage. Upstairs there are four bedrooms, bathroom & master ensuite. Outside there is an enclosed rear garden with driveway to the front for multiple cars.

#### ACCOMMODATION

With front door leading into inner porch and further door into spacious hallway with wall mounted radiator. Stairs rising to first floor.

#### CLOAK ROOM

Partially tiled walls, white suite comprising of wc and vanity basin unit. Spotlights.

#### STUDY

Window to front and wall mounted radiator.

#### LOUNGE

Boasting a wood burner with decorative wooden mantle. Two windows to side and large window to front aspect.

#### OPEN PLAN KITCHEN, DINING AND LIVING

A social, open plan living space comprising of kitchen, dining and living space and leading into further playroom. The kitchen area is fitted with a range of modern wall and base units with worktop over and breakfast bar. Integrated appliances to include fridge-freezer, dishwasher, wine cooler and NEFF eye level double oven, hob and NEFF extractor fan. Inset sink and drainer with window overlooking rear garden. The living area offers an impressive media wall, wall mounted radiator and opens out to an additional space currently used as a playroom, but offers versatility with window and patio doors allowing direct access to the garden. Wall mounted radiator and built in shelving. Space for dining table and further wall mounted radiator. Spotlights throughout.

#### UTILITY ROOM

Fitted with wall and base units with worktop over, inset sink and drainer. Space for washing machine and space for tumble dryer. Personnel door to side access and inner door into garage space.

#### GARAGE / STORAGE

Electric door, power and light. A perfect storage space.













#### FIRST FLOOR LANDING

A wrap around landing with window to front. Airing cupboard housing the tank and access to loft hatch.

#### BEDROOM ONE

The principle bedroom with window to front to aspect, wall mounted radiator and built in wardrobes.

#### EN-SUITE

Walk in shower, wc and vanity basin. Partially tiled, spotlights, extractor fan and obscure window to side.

#### BEDROOM TWO

Wall mounted radiator and window to front.

#### BEDROOM THREE

Wall mounted radiator and window to rear.

#### BEDROOM FOUR

Wall mounted radiator and window to rear.

#### BATHROOM

Offering a four piece suite with free standing bath, wc, vanity basin and walk in shower with rainfall shower. Heated towel rail, spotlights, extractor and obscure window to rear.

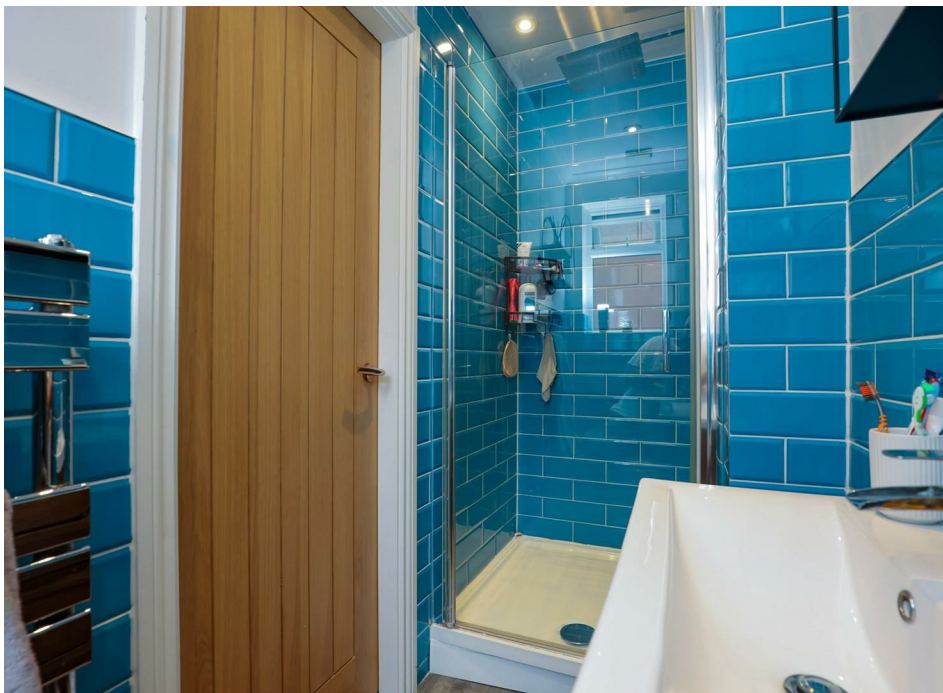
#### OUTSIDE

#### REAR GARDEN

Enclosed rear garden with timber boundaries, south east facing. Two patio area's for seating, pergola, built in wooden bench, remainder laid to lawn, planted borders and red robin screening tree's. Side access to both side of the property, enclosed with timber gates.

#### PARKING

Accessed via a shared gravel driveway for four houses, leading to the front of the property with a private driveway for multiple cars.



## 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 F.

**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.

**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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