

7 Walton Way, Wellesbourne, Warwick, CV35 9RD





Floor area 122.9 m<sup>2</sup> (1,323 sq.ft.)



First Floor

Floor area 100.2 m<sup>2</sup> (1,078 sq.ft.)

TOTAL: 223.1 m<sup>2</sup> (2,401 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

















- Executive Residence
- Located In A Private Development
- Gated Driveway
- Four Reception Rooms & Kitchen Breakfast Room
- Master Bedroom With Ensuite & Dressing Room
- Three Further Double Bedrooms
- Ensuite To Second Bedroom & Family Bathroom
- Double Garage
- Generous Plot



£975,000

Welcome to this stunning detached house located on Walton Way in the popular village of Wellesbourne. The property boasts four receptions rooms offering ample space and versatility. With four spacious bedrooms, two ensuites and a walk in dressing room or nursery, the house provides comfort and convenience for all. Positioned on a generous plot and beautifully landscaped to three sides. Double garage and a large gated driveway. EPC Rating C.

#### **FNTRANCE HALL**

Upon entry through the door, you are welcomed into a spacious entrance hall with wooden flooring. Stairs rising to the first floor with storage underneath, wall mounted radiator and doors to all downstairs accommodation.

### **STUDY**

Comprising of wooden flooring, wall mounted radiator and window overlooking front aspect.

#### LIVING ROOM

A generous living room with feature gas fireplace with marble surround. Boasting two sets of double patio doors immediately leading out to the rear garden and two windows to side aspects. Three wall mounted radiators and further doors into the dining room.

## **DINING ROOM**

Patio doors leading out into the rear garden, window to rear aspect and wall mounted radiator.

# SNUG / RECEPTION ROOM

With window to front aspect and wall mounted radiator.

# **CLOAKROOM**

Fitted with wc and vanity base unit. Tiled walls, heated towel rail and obscured window to front.

## KITCHEN-BREAKFAST ROOM

The kitchen is fitted with a range of wall and base units

with worktop over, having inset sink and drainer with window overlooking rear gardens. Integrated fridge-freezer, intergrated Bosch dishwasher, and Neff appliances to include oven, hob with extractor above and microwave. Further window to side aspect and patio doors into the garden. Tiled flooring, wall mounted radiator and space for table. Door into utility room.

#### UTILITY

Fitted with a range of all and base units with worktop over with inset sink with window overlooking the side aspect. Space for washing machine and tumble dryer. Wall mounted radiator. Integral door into double garage.

#### FIRST FLOOR LANDING

With window overlooking the front elevation, airing cupboard housing the hot water tank, wall mounted radiator and access to loft hatch.

## MASTER BEDROOM

A generous master bedroom with window overlooking the rear garden. Fitted dressing table and wall mounted radiator.

# **MASTER ENSUITE**

Comprising of wc, vanity base unit, dual fuel heated towel rail, walk in shower, jacuzzi bath and underfloor heating. Obscure window to side aspect.









### DRESSING ROOM / NURSERY / OFFICE

Accessed immediately from the master bedroom this room offers plenty of versatility. It is currently used as a dressing room having four and a half built in wardrobes, wall mounted radiator and window to front aspect.

### **BEDROOM TWO**

A further double bedroom with dual aspect windows to side and rear. Two wall mounted radiators and two built in double wardrobes.

### **ENSUITE**

Fitted with a suite comprising of wc, wash hand basin, walk in shower cubicle and heated towel rail. Tiled floor, partially tiled walls and obscure window to rear aspect.

### **BEDROOM THREE**

Two double built in wardrobes, wall mounted radiator and window to front aspect.

#### **BEDROOM FOUR**

Boasting a range of built in wardrobes, two wall mounted radiators and two windows overlooking the rear aspect.

### **BATHROOM**

A suite comprising of wc, vanity base unit and bath with shower over. Tiled flooring, partially tiled walls, heated towel rail and obscure window.

# **OUTSIDE**

# **DOUBLE GARAGE**

Double Garage offering electric, lighting, water tap, loft hatch, personnel door to rear garden and up and over electric doors.

## **PARKING**

With gated access the driveway can accommodate multiple vehicles offering great parking facilities.

# FRONT GARDEN

Offering a large lawned area bordered by fencing and mature shrubs. Gated access to the rear.

## REAR GARDEN

The rear garden offers patio area with the remainder mainly laid to lawn and bordered with mature trees. Wrapping around to the side with large vegetable patch including redcurrant, blackcurrant and raspberry plants. Security sensor lights and gate to access front garden.

#### 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 G.

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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