

Peter Clarke



7 Walton Way, Wellesbourne, Warwick, CV35 9RD



Ground Floor
Floor area 122.9 m² (1,323 sq.ft.)



First Floor
Floor area 100.2 m² (1,078 sq.ft.)

TOTAL: 223.1 m² (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 reception rooms offering ample space and versatility. With four spacious bedrooms, two en-suites 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.

ENTRANCE 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, integrated 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

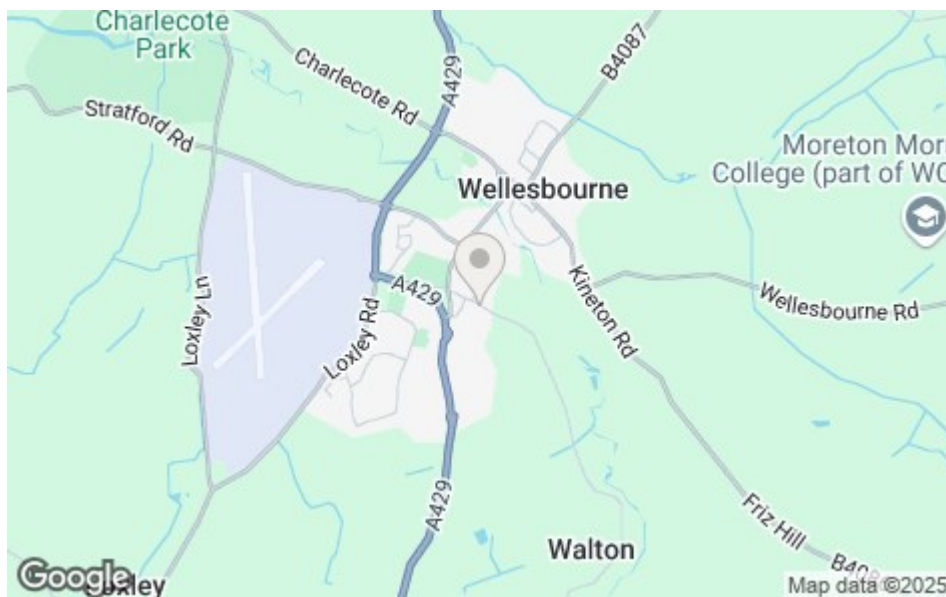
A generous master bedroom with window overlooking the rear garden. Fitted dressing table and wall mounted radiator.

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.

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