

Peter Clarke



3 Hewitt Road, Barford, Warwick, CV35 8EZ

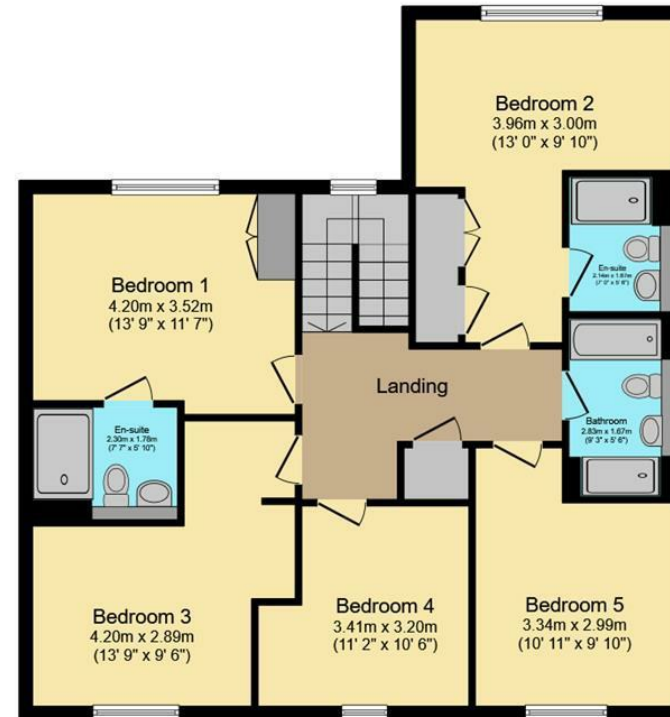


# 3 Hewitt Road, Barford, Warwick, CV35 8EZ



## Ground Floor

Floor area 97.5 m<sup>2</sup> (1,050 sq.ft.)



## First Floor

Floor area 94.0 m<sup>2</sup> (1,012 sq.ft.)

TOTAL: 191.6 m<sup>2</sup> (2,062 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)



- Designed By Spitfire Homes
- Detached House
- High Specification Throughout
- Three Reception Rooms
- Large Kitchen-Diner
- Five Bedrooms
- Master Ensuite, Family Bathroom & Downstairs Cloakroom
- Double Garage
- Driveway for Multiple Cars
- EPC Rating B



£860,000

Located at the edge of the village of Barford, and positioned in a small exclusive development built by Spitfire Homes, an immaculately presented five bedroom detached house. The accommodation comprises of entrance hall, cloakroom, study, dining room, living room, kitchen-diner and utility room. Upstairs there are five bedrooms, family bathroom and two ensembles. Outside is a beautifully manicured rear garden with gated access to the detached double garage and driveway for multiple cars.

#### ENTRANCE HALL

Welcoming entrance hall fitted with Harvey Maria flooring. Wall mounted radiator, stairs with oak handrail rising to first floor with large storage space underneath. Door to useful storage cupboard. Doors leading to all reception rooms.

#### CLOAKROOM

Comprising of wc, wash hand basin, heated towel rail and extractor fan.

#### STUDY

Window to front aspect, Harvey Maria flooring & wall mounted radiator.

#### OFFICE/DINING ROOM/SNUG

A versatile further reception room with window to front and side aspect. Having Harvey Maria flooring and wall mounted radiator.

#### LIVING ROOM

Positioned to the rear of the property with patio doors allowing access immediately to the garden. Window to side aspect and two wall mounted radiators. Decorative fireplace with wooden mantle.

#### KITCHEN-DINER

A spacious kitchen and dining area equipped with a range of wall and base cabinets topped with Quartz surfaces. It features a breakfast bar with a hob and an overhead extractor. The kitchen includes integrated appliances such as a fridge-freezer, an eye-level oven, microwave oven and a dishwasher. The space is enhanced by Porcelanosa flooring tiles throughout and ceiling spotlights. The expansive dining area boasts bifold doors that provide a view of the rear garden, complimented by two additional windows on the side.

#### UTILITY ROOM

Accessed from the kitchen-diner the utility room offers a range of wall and base units with inset sink and drainer. Space for washing machine and space for tumble drier. Porcelanosa floor tiling and external door to side of the property.













#### FIRST FLOOR LANDING

With door into useful storage cupboard.

#### BEDROOM ONE

Spacious bedroom with a range of fitted wardrobes providing drawers and hanging space. Window to rear, wall mounted radiator and door through to en-suite.

#### ENSUITE

White contemporary sanitary ware by Villeroy & Boch comprising of walk in shower with inset shelf, wc and wash hand basin, heated towel rail and skylight window.

#### BEDROOM TWO

A range of fitted wardrobes, wall mounted radiator with window to the rear and door into en-suite.

#### ENSUITE

White contemporary sanitary ware by Villeroy & Boch offering walk in shower, wc and wash hand basin. Heated towel rail and skylight window.

#### BEDROOM THREE

A range of fitted wardrobes and drawers, built in desk, window to front aspect and wall mounted radiator.

#### BEDROOM FOUR

Fitted with a range of wardrobes, drawers and built in desk. Window to front aspect and wall mounted radiator.

#### BEDROOM FIVE

Window to front aspect and wall mounted radiator.

#### BATHROOM

White contemporary sanitary ware by Villeroy & Boch offering bath with shower attachment, walk in shower, wc and wash hand basin. Heated towel rail.

#### OUTSIDE

#### PARKING

There is a double width driveway in front of the double garage for multiple cars.

#### DOUBLE GARAGE

Lighting and power to the double garage with up and over doors to the front. Personnel door into the garden.



## GARDEN

A beautifully manicured rear garden complimented with mature planted borders with the remainder laid to lawn. Steinel app controlled lighting system in the garden beds. A large patio perfect for entertaining and running the width of the property. Outside water tap and sockets. Side gate access to driveway.

## GENERAL INFORMATION

**TENURE:** The property is understood to be Freehold. This should be checked by your solicitor before exchange of contracts.

**CHARGES:** We have been advised that there is an annual maintenance charge of £300.

**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:** B. 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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serving South Warwickshire & North Cotswolds

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