

Peter Clarke



7 Whitehead Drive, Wellesbourne, Warwick, CV35 9PW

- Detached House
- Located Close To Village Amenities
- Three Reception Rooms
- Kitchen
- Utility Room
- Four Bedrooms
- Downstairs Cloakroom, Master Ensuite and Main Bathroom
- Generous Rear Garden
- Double Garage & Driveway
- EPC Rating C



£475,000

ACCOMMODATION

Front door into spacious entrance hall with stairs rising to the first floor, cupboard under the stairs and wall mounted radiator. An office space accessed from the entrance hall with window to front aspect and wall mounted radiator. Into the living area with central fireplace, window to front aspect and two wall mounted radiator. Glazed doors opening into the dining room with wall mounted radiator and patio doors to rear garden. Doors from the dining room and the entrance hall into the kitchen which is fitted with a range of wall and base units with worktop over, inset sink and drainer with worktop over. Space for fridge-freezer. Door into utility room having door out to rear garden and further door into the cloakroom fitted with wc and basin. Obscure window to side. The first floor landing offers access to loft space and large airing cupboard housing boiler. The primary bedroom is a spacious bedroom with window to front aspect, wall mounted radiator and built in wardrobes. Door to ensuite fitted with shower enclosure, wc and basin. Bedroom two also offers window to front aspect, wall mounted radiator and built in wardrobe. Bedroom three and four have windows to rear, wall mounted radiator and bedroom three has built in wardrobe. The bathroom is fitted with a white suite comprising of wc, wash hand basin and bath. Wall mounted radiator and obscure window to rear.

REAR GARDEN

A beautifully manicured rear garden, patio area with the remainder laid to lawn and bordered with mature plants, hedges and enclosed by timber fencing.

FRONT GARDEN

Lawned area next to driveway, bordered with hedges and pathway to the front door.

PARKING

Driveway for multiple cars in front of the double garage which offers power and light with up and over doors to front.

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.

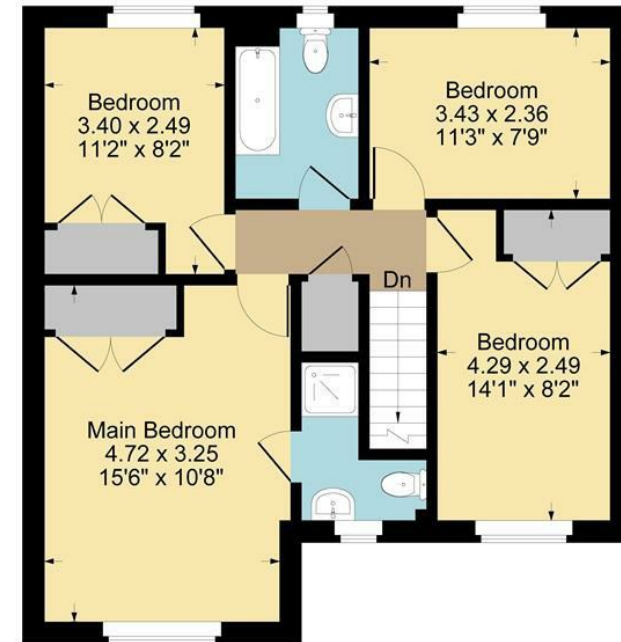
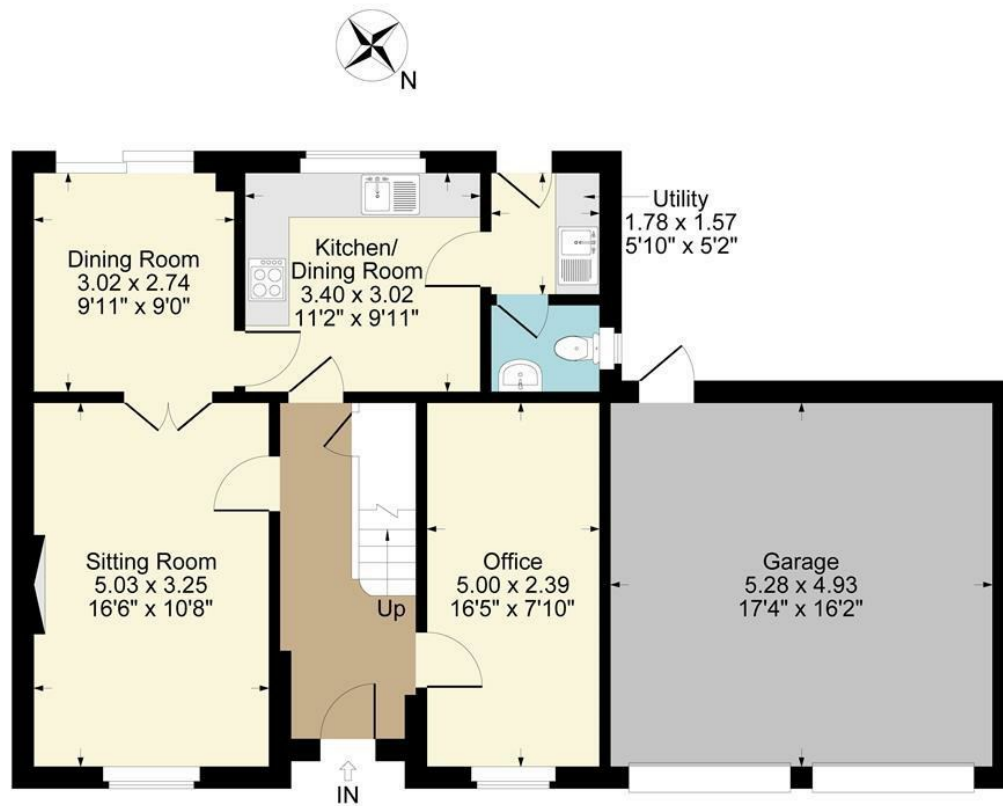
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band F.

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.



7 Whitehead Drive, Wellesbourne



Approximate Gross Internal Area
 Ground Floor = 63.35 sq m / 682 sq ft
 First Floor = 57.79 sq m / 622 sq ft
 Garage = 26.57 sq m / 286 sq ft
 Total Area = 147.71 sq m / 1590 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.





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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