

Peter Clarke



The Laurels, Moreton Paddox, Moreton Morrell, Warwick, CV35 9BU



- Versatile accommodation
- Desirable position
- Finished to a high specification
- Three bedrooms
- Modern kitchen
- Three bathrooms
- Three reception rooms
- Wrap around gardens
- Off road parking



£995,000

Positioned towards the end of a private drive the accommodation offers space and versatility throughout whilst presented to a high specification, with three reception rooms, three bedrooms and bathrooms over two floors and gardens wrapping the entire property.

#### ACCOMMODATION

Entrance into porchway which opens into the entrance hall with stairs to the first floor accommodation. Downstairs offers kitchen/breakfast area which has been lovingly upgraded during the vendors ownership with a Howdens kitchen fitted with a range of wall and base units with Quartz worktop over. Inset Belfast sink, two integrated ovens, induction hob, fridge-freezer and wine cooler. extending into utility area. Drawing room, formerly the garage, with double doors leading out on to patio. The dining room which opens on to the conservatory with views of the garden. Two bedrooms are located on the ground floor, with bedroom two having ensuite shower room and bedroom three situated in a separate wing providing access to an extra bathroom and family room, which offers flexibility for a family member or friend who may need their own space.

To the first floor offers a spacious master bedroom with vaulted ceilings, fitted wardrobes with plenty of storage and ensuite wet room.

#### OUTSIDE

The gardens wrap around the entire property offering a delightful view from every perspective, with lawned areas bordered with mature shrubs and flower beds or courtyards accessed immediately from the accommodation. There is a large gravel drive with parking 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 electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Oil fired central heating to radiators with some rooms benefitting underfloor heating.

**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 E.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** E A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.

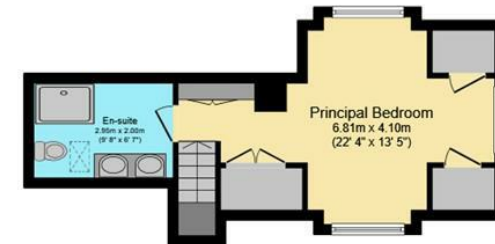


## The Laurels, Moreton Paddox, Warwick, CV35 9BU



### Ground Floor

Floor area 168.7 sq.m. (1,816 sq.ft.)



### First Floor

Floor area 30.1 sq.m. (324 sq.ft.)

Total floor area: 198.8 sq.m. (2,140 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)







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