

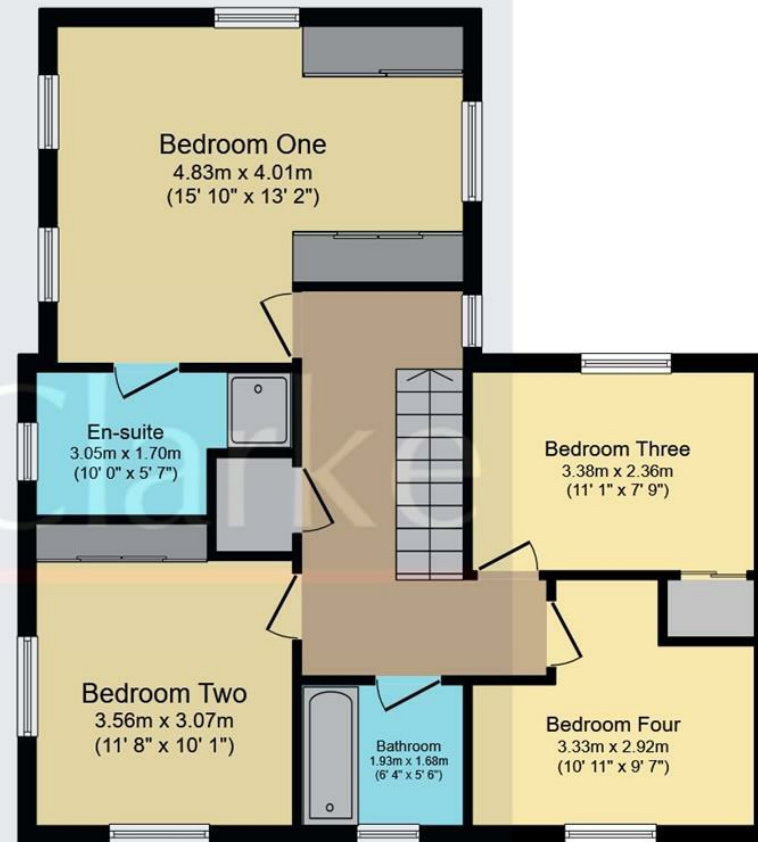
Peter Clarke



48 Delany Avenue, Wellesbourne, Warwick, CV35 9UA



**Ground Floor**



**First Floor**

Total floor area 131.4 sq.m. (1,414 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



- Immaculate Presentation
- Generous Corner Plot
- High Specification Kitchen
- Two Reception Rooms
- Four Double Bedrooms
- Ensuite and Family Bathroom
- Manicured Rear Garden
- Off Road Parking For Multiple Cars & Garage
- Views Onto Open Fields
- Viewing Highly Recommended



£565,000

Boasting a CORNER PLOT on a private driveway and finished to a high specification, a FOUR BEDROOM DETACHED house which offers versatility by combining modern day living with the flexibility of optional separate rooms. The spacious two year old house offers an enclosed PRIVATE REAR GARDEN, views overlooking fields and AMPLE OFF ROAD PARKING to the front and side of the house.

#### ENTRANCE HALL

Having a door from the front elevation into an immaculate hallway with tiled flooring which benefits underfloor heating, stairs rising to first floor and door into downstairs cloakroom with wc, wash hand basin, tiled splashback, wall mounted radiator and extractor fan.

#### LIVING ROOM

A naturally light room with window to front aspect and French doors leading out onto the rear patio area. Wall mounted radiator.

#### DINING ROOM / SNUG / OFFICE

A versatile reception room which could be suitable for a study, dining room, playroom and snug. With window overlooking the front and side aspect. Wall mounted radiator.

#### KITCHEN - BREAKFAST ROOM

A truly spectacular space, with a newly fitted island in the heart of the kitchen offering a great entertaining space as well as additional storage along with integrated wine cooler. The remainder of the kitchen is fitted with a range of wall and base units with Quartz worktop over to include integrated fridge freezer, cooker and induction hob with extractor over. Inset sink and drainer with window overlooking the rear garden. Having door to useful under stairs storage space and patio doors leading out onto patio area. Tiled flooring which benefits from underfloor heating.

#### UTILITY ROOM

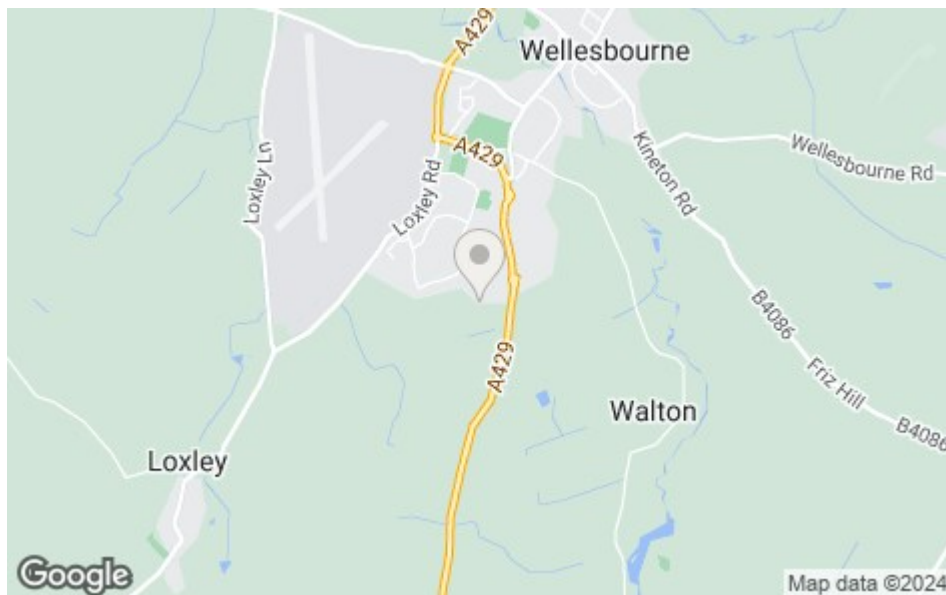
Fitted with wall and base units with Quartz worktop over, space for washing machine and space for tumble dryer, wall mounted boiler and window to side aspect.

#### FIRST FLOOR LANDING

A wrap around landing with access to loft space. Window to side aspect and door into airing cupboard.







#### BEDROOM ONE

A fantastic master bedroom with windows to three aspects to include the rear garden and the fields to the side. Two sets of fitted wardrobes. Wall mounted radiator.

#### ENSUITE

Fitted shower enclosure, low level wc and wash hand basin. Wall mounted radiator and obscure window to side.

#### BEDROOM TWO

Further double bedroom with fitted wardrobes, windows to front and side aspect overlooking the open fields.

#### BEDROOM THREE

A double bedroom situated to the rear of the property with window overlooking the rear aspect. Boasting fitted wardrobe and wall mounted radiator.

#### BEDROOM FOUR

A double bedroom with window to front aspect and wall mounted radiator.



#### BATHROOM

Fitted with a white suite that comprises of bath, wc, wash hand basin and obscure window to front. Partially tiled.

#### OUTSIDE

##### REAR GARDEN

The rear garden has been beautifully landscaped with timber fence boundaries which are surrounded by mature trees. The garden itself is mainly laid to lawn with thin stone chipping borders and Light Grey Sandstone paved patio area running the width of the garden creating an ideal entertaining space. With two side gates allowing access to each side of the house.

##### PARKING

Having garage to the side of the house with up and over door and tandem driveway in front.

The vendors have recently created additional parking for multiple cars to the front of the property which is a rarity for a newer style property.

## GENERAL INFORMATION

**TENURE:** The property is understood to be freehold although we have not seen evidence. 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.

**CHARGES:** We have been advised that there is an annual estate charge of £90.30 which is towards the upkeep of communal areas. This should be verified by solicitors before exchange of contracts.

**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:** B. A full copy of the EPC is available at the office if required.

**AGENTS NOTES:** The property benefits from additional outside lights running around the house and garage, along with external CCTV to front, side and rear of the house. Fitted AGT alarm.

**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.



# Peter Clarke



Multi-award winning offices  
serving South Warwickshire & North Cotswolds

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