



Peter Clarke

53 Hopkins Way, Wellesbourne, Warwick, CV35 9UE

- Detached house
- Finished to a high specification throughout
- Living room
- Dining room
- Kitchen
- Master ensuite, family bathroom and downstairs cloakroom
- Garage with utility area
- Driveway
- Rear garden
- EPC rating C.



£465,000

A beautifully renovated detached house positioned close to local amenities. The accommodation features a through living room - dining room, kitchen, utility area, downstairs cloakroom, four bedrooms, bathroom and ensuite shower room. Off road parking to the front and enclosed rear garden.

ACCOMMODATION

Entry through the front door into entrance hallway with wall mounted radiator and stairs rising to the first floor. Door into cloakroom fitted with wc, vanity basin, wall mounted radiator and obscured window to front aspect. The living room has window to the front, log burner with decorative surround. Archway leading through into the dining room which has wall mounted radiator and doors leading into the garden. The kitchen is fitted with a range of wall and base units with worktop over, integrated dishwasher, rangemaster cooker, space for fridge freezer, inset one and a half sink and drainer, window to rear aspect, under stairs cupboard, breakfast bar and door into the garden. The first floor landing has access to loft space and storage cupboard. The master bedroom offers two double built in storage cupboard, window to rear, wall mounted radiator and door into ensuite which comprises of wc, vanity basin, shower enclosure with rainfall shower and shower attachment, obscured window to side and wall mounted radiator. Bedroom two with window to front aspect, wall mounted radiator and built in desk. Bedroom three with wall mounted radiator, window to front aspect and bedroom four with window to rear, wall mounted radiator and offering built in cupboard. The main bathroom has wc, wash hand basin with vanity unit, walk in shower with rainfall shower and shower attachment. Obscured window to side, wall mounted radiator and extractor.

OUTSIDE

Driveway to the front of the property for multiple cars. The garage has electric roller door to front and personnel door to the rear which is accessed from the garden. The rear of the garage the vendors have created a utility area with vanity basin, space for washing machine and tumble drier. Power and light. The rear garden is enclosed with timber boundary, patio and chipping area with the remainder laid to lawn. Established borders.

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.

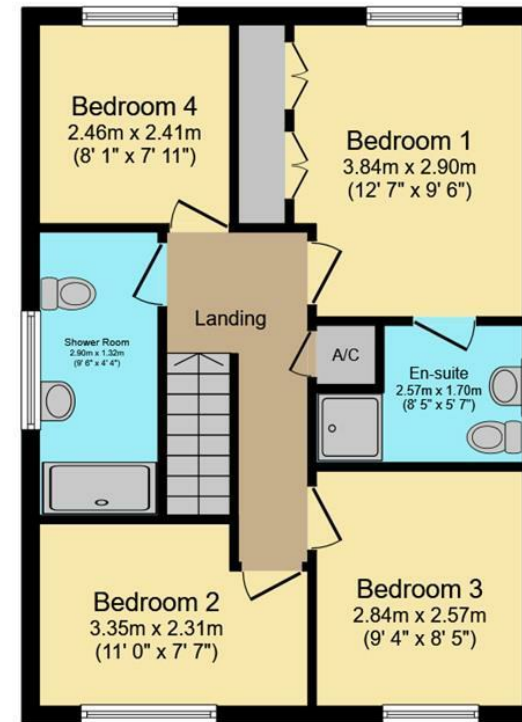


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Ground Floor

Floor area 61.4 sq.m. (661 sq.ft.)

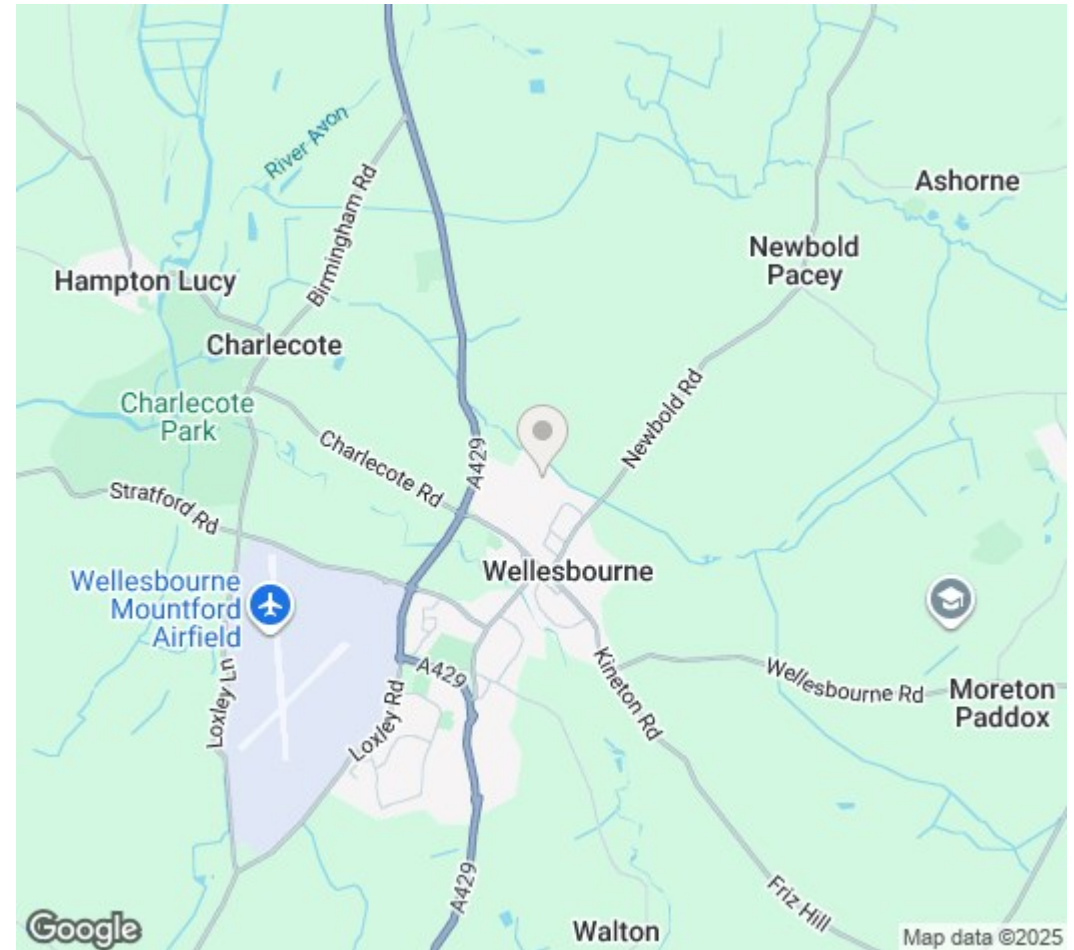


First Floor

Floor area 50.5 sq.m. (544 sq.ft.)

Total floor area: 111.9 sq.m. (1,205 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



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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