

Peter Clarke

IN ASSOCIATION WITH

Winkworth



17 Corfield Drive, Lower Quinton, Stratford-upon-Avon, CV37 8TL

- An exceptionally large, upgraded four bedroom detached house
- Stunning country views
- Three reception rooms
- Open plan kitchen/diner
- Detached garage
- Wi-fi booster and floor lights in the garden



Offers Over £450,000

An exceptionally large, upgraded four bedroom detached house with stunning country views situated on a no through road in the heart of Lower Quinton, within driving distance to Shakespeare's birthplace, the town centre, and its amenities. Three reception areas with open plan elements. It has everything you would want for hosting.

#### ACCOMMODATION

Entrance Hall with understairs cupboard. Sitting Room with bay window, shutters, country views. Snug with large window with country views, shutters. Kitchen/Diner with range of cupboards, one and a half bowl sink and drainer with boiling water tap, integral fridge freezer, integrated dishwasher, integrated oven, four ring gas hob, hood, breakfast island and dining area. Utility Room with work surface, sink and drainer, space for washing machine, space for tumble dryer, side door to driveway. Cloakroom with wc and wash hand basin.

Landing with airing cupboard. Main Bedroom with built in wardrobes, window with country views and shutters. En suite with shower, wc, wash hand basin. Bedroom Two with built in wardrobe, country views with shutters. Bedroom Three with space for wardrobes. Bedroom Four with built in wardrobe. Bathroom with bath with shower over, wc and wash hand basin.

Outside to the rear is a garden with patio seating area, Wi-Fi booster, floor lights, astro lawn, access to front. Front garden with bespoke railings. Double driveway and single detached garage.

#### 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 electricity, gas, water and drainage are connected to the property. Gas is shared with the rest of the estate and metered for usage. However this should be checked by your solicitor 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:** C. A full copy of the EPC is available at the office if required.

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

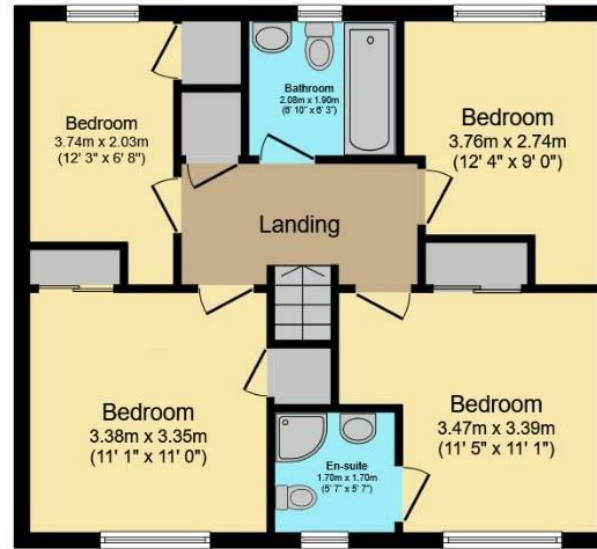


# 17 Corfield Drive, Lower Quinton



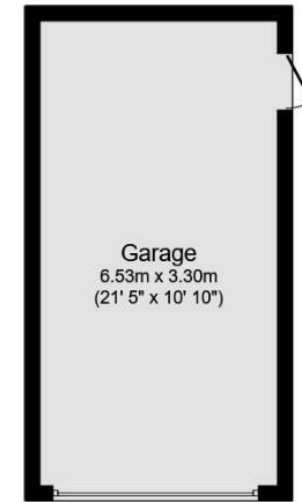
## Ground Floor

Floor area 60.7 sq.m. (653 sq.ft.)



## First Floor

Floor area 56.5 sq.m. (608 sq.ft.)

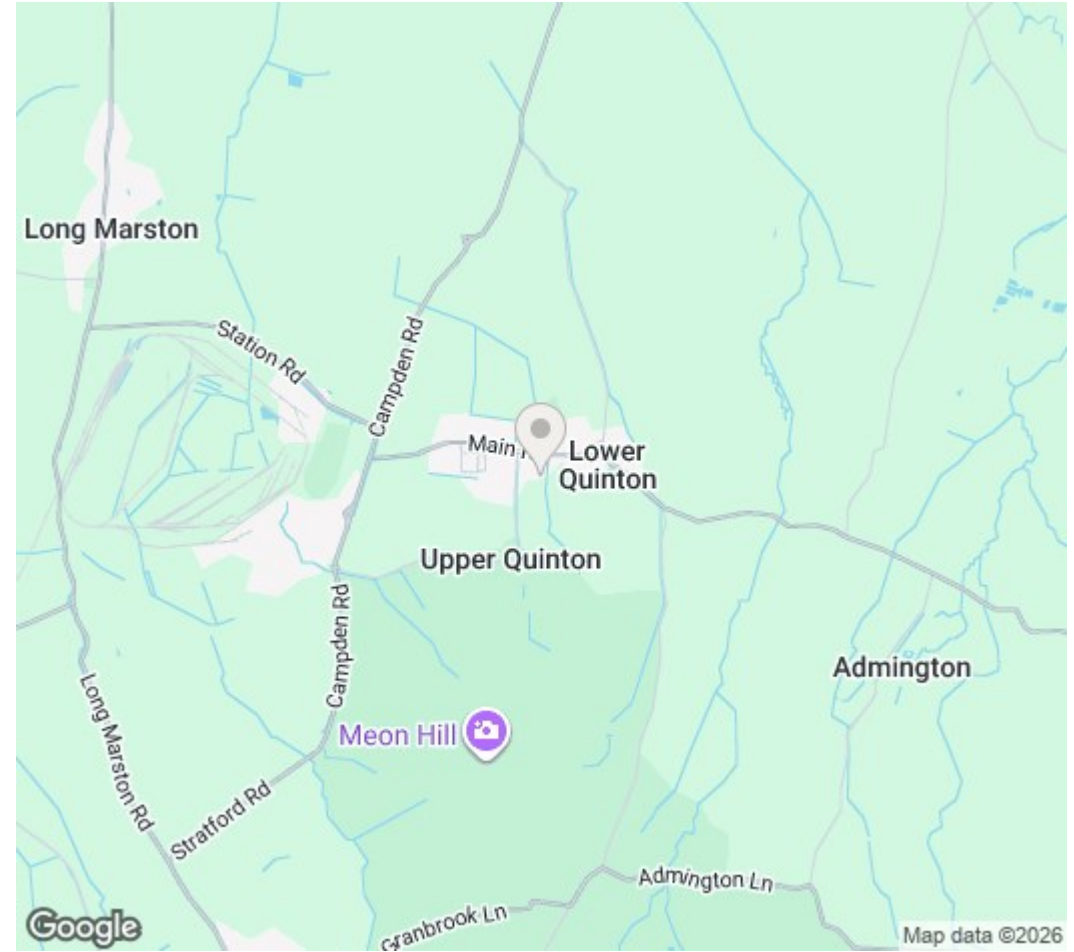


## Garage

Floor area 21.5 sq.m. (232 sq.ft.)

**Total floor area: 139.4 sq.m. (1,501 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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serving South Warwickshire & North Cotswolds

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