



Peter Clarke

IN ASSOCIATION WITH

Winkworth

7 Gloster Gardens, Wellesbourne, Warwick, Warwickshire, CV35 9TQ



1st Floor



2nd Floor

Total: 1925 sq. Ft, 179 m2

Illustration For Identification Purposes Only, Measurements Are Approximate, Not To Scale

- Large detached family home
- Occupying a substantial plot
- Highly desirable Gloster Gardens location
- Living room with fireplace with exposed timber beam
- Dining room overlooking rear garden
- Mature gardens with excellent privacy
- Close to village amenities
- Excellent commuter links to Warwick, Stratford upon Avon and the M40



£675,000

An impressive detached family home occupies a substantial plot with extensive driveway parking and beautifully maintained gardens. Offering spacious and versatile accommodation throughout. The downstairs accommodation briefly offers living room, dining room, kitchen, utility room and downstairs cloakroom. Upstairs offer generous bedrooms, ensuite shower room and family bathroom. Externally, the property enjoys exceptional kerb appeal with a wide frontage, ample off road parking for several vehicles, and mature landscaped gardens offering privacy and outdoor entertaining space.

ENTRANCE HALLWAY

Entry through the front door into the entrance hallway having wall mounted radiator, stairs rising to first floor landing, Karndean flooring and storage cupboard.

CLOAKROOM

Comprising of wc, wash hand basin with vanity, wall mounted radiator and obscured window to front.

KITCHEN

A range of wall and base units with central island, double Franke sink, window overlooking the garden, integrated appliances including: Fridge freezer, water filter tap, induction hob with extractor above, oven, grill and dishwasher. Wall mounted radiator and built in wine rack.

UTILITY ROOM

Offering wall and base units, wall mounted boiler, washing machine and dryer, sink and drainer, window to the rear and doors to the garage and the rear garden.

DINING ROOM

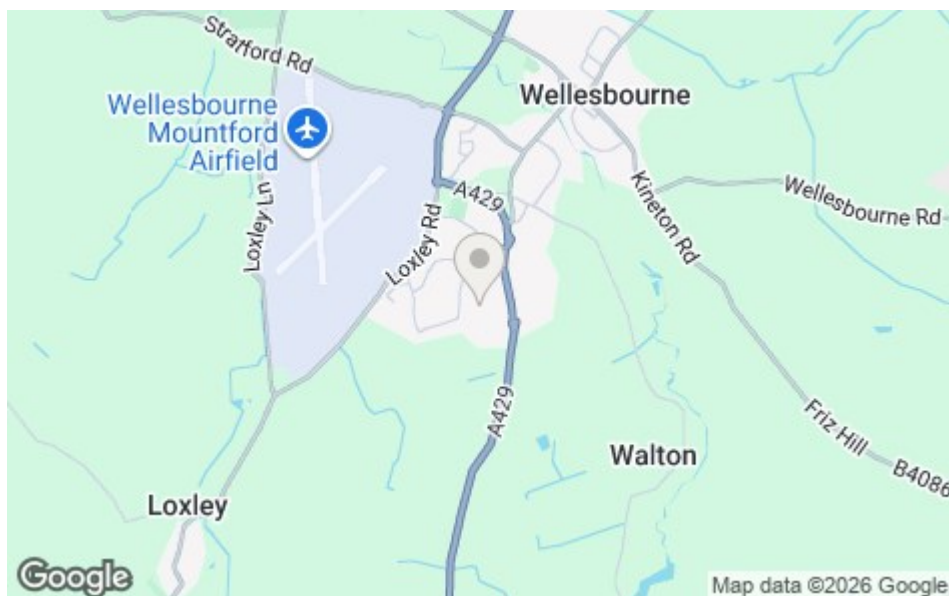
Offering double doors into the rear garden, wall mounted radiator and window to the side.

LIVING ROOM

Including a truly incredible feature fireplace with built in shelving, brick surround and modern electric fire. Three windows to the front and window to the rear.







FIRST FLOOR LANDING

With access to the loft and airing cupboard housing hot water tank.

PRIMARY BEDROOM

Built in wardrobe, window to the rear, wall mounted radiator and door into the ensuite.

ENSUITE

Comprising of wash hand basin with vanity and storage, light up vanity mirror, P-shaped shower with shower head and attachment, wc, obscured window to the side, spotlights, Karndean flooring and heated towel rail.

BEDROOM TWO

Window to the front aspect, wall mounted radiator and built in wardrobe.

BEDROOM THREE

Built in shelving, built in wardrobe, wall mounted radiator and window to rear.

BEDROOM FOUR

Window to the rear and wall mounted radiator.

FAMILY BATHROOM

Wash hand basin with vanity providing storage, heated towel rail, skylight window, bath, shower cubicle, wc and Karndean flooring.

REAR GARDEN

A generous garden to the rear offering patio area, laid to lawn, an array of planted borders with flowers, shrubs and trees, personnel gate to the front, double width gate to the front, three sheds and outside tap.

GARAGE

Currently being used as a workshop, up and over electric doors, light and power. Please note that the garage floor is higher than the driveway floor so is unable to be used as a garage for cars currently. Although easy to rectify.

PARKING

In and out driveway, allowing parking for multiple vehicles.

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.

Listed: No | Broadband: Ultrafast available (Checked on Ofcom August26) | Minimum Mobile Coverage: 67% O2 (Checked Ofcom August26).

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: TBC. 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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AN ASSOCIATE COMPANY OF

Winkworth