

Peter Clarke



Avondale Sambourne Lane, Coughton, B49 5HS

Avondale, Coughton



Approximate Gross Internal Area
 Ground Floor = 147.51 sq m / 1588 sq ft
 First Floor = 61.97 sq m / 667 sq ft
 Garage = 26.06 sq m / 281 sq ft
 Total Area = 235.54 sq m / 2536 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

- Well planned and spacious accommodation
- 2, 536 sq.ft. inc garage
- 0.45 acre mature private plot
- Non-estate location
- Spacious and flexible rooms
- Large driveway and large garage
- Refitted high quality kitchen/family room
- Four double bedrooms, two bathrooms



£695,000

A substantial four double bedroom, two bathroom detached dormer bungalow providing approx 2,536 sq.ft. inc. garage on a 0.45 acre mature private plot, with large driveway and garage. Well planned, spacious and flexible accommodation in a non-estate location.

ACCOMMODATION

A front door leads to

LARGE RECEPTION HALL/SITTING AREA

with oak floor, stairs to first floor.

CLOAKROOM

with wc and wash basin.

SITTING/DINING ROOM

with dual aspect, French doors and sliding doors to side, stone effect fireplace housing wood burning stove.

RE-FITTED KITCHEN/DINING/FAMILY ROOM

with French doors to side. Range of contemporary style units with wood block and granite work tops, fitted wine rack and trays, pan drawers, full length built in fridge, full length built in freezer, range oven with filter hood over, pull out larder cupboard. Large island with granite work surface, breakfast bar, one and a half bowl sink, built in dishwasher and second sink.

INNER HALL

linen cupboard and cloaks cupboard.

BEDROOM ONE

BEDROOM TWO

with built in wardrobes.

BATHROOM

with wc, wash basin and large walk in shower cubicle with glass screen, rainfall shower head and shower attachment, chrome heated towel rail.

FIRST FLOOR LANDING

with roof window.

BEDROOM THREE

with dual aspect, two roof windows, downlighters.

BEDROOM FOUR

built in cupboards, sliding doors to wardrobes, two roof windows, downlighters.

BATHROOM

with wc, wash basin and double ended bath, bidet, walk in shower with rainfall shower head, ladder towel rail, fitted cupboards, downlighters, fitted mirror.

OUTSIDE

There is a large block paved drive for several vehicles. Good sized lawned front garden with mature trees. Gated access to both sides.







LARGE GARAGE

with electric door, power and light, door to rear, gas heating boiler.

REAR GARDEN

with patio to side. The remainder of the garden is lawned with mature hedging, borders, shrubs and trees inset.

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. However this should be checked by your solicitor before exchange of contracts. Gas 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.

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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