

Peter Clarke

IN ASSOCIATION WITH

Winkworth



3 Boyse Lane, Wellesbourne, Warwick, CV35 9UN

- Exceptionally presented throughout
- Versatile three storey accommodation
- Modern kitchen-diner
- Living room with direct access to the garden
- Three bedrooms and family bathroom on first floor
- Master bedroom with ensuite second floor
- Landscaped rear garden
- Driveway and parking
- EPC Rating B



£350,000

#### ACCOMMODATION

A front entrance door opens into a welcoming entrance hall featuring a staircase rising to the first floor with a useful understairs storage cupboard. The hallway benefits from a wall mounted radiator and provides access to the ground floor cloakroom, which is fitted with a wc, wash hand basin along with an obscure front facing window and wall mounted radiator. The kitchen is well appointed with a range of wall and base units complemented by work surfaces over, inset one and a half bowl sink with drainer, and a wall mounted boiler. A front facing window provides natural light, while integrated appliances include an electric oven, hob with extractor hood, washing machine, fridge-freezer and dishwasher. With a practical adjoining dining area. To the rear of the property, the living room is a bright and comfortable space featuring a decorative fireplace surround, with TV mount above, wall mounted radiator, rear facing window and patio doors opening directly onto the rear garden.

The first floor landing provides access to three bedrooms, the family bathroom and a staircase leading to the second floor. Bedrooms two and four overlook the rear aspect and both feature wall mounted radiators, while bedroom three enjoys a front facing window overlooking the green and park space. The family bathroom is fitted with a modern suite comprising a bath with shower attachment, obscured window, wc and wash hand basin. Occupying the entire second floor, the impressive principal bedroom offers a spacious room with dual aspect windows allowing an abundance of natural light. The front facing windows enjoy attractive views across green open space and the nearby park. The room also benefits from a wall mounted radiator and access to en-suite shower room, fitted with a shower cubicle, wc and wash hand basin and skylight window.

#### OUTSIDE

The rear garden has been thoughtfully landscaped to create an attractive and versatile outdoor space, ideal for both relaxing and entertaining. A paved patio area provides the perfect setting for al fresco dining, while a separate sunken patio offers a private seating area to enjoy. The garden is further enhanced by established raised planting beds, together with a well maintained lawn providing ample space for families and outdoor activities. A personnel door gives convenient access to the garage, which is fitted with an up and over door opening onto the driveway. The tandem driveway provides off road parking for two vehicles.

To the front the property enjoys an attractive outlook across the neighbouring park and green open space. A decorative pebbled frontage is complemented by mature planted borders, creating a welcoming approach and enhancing the property's kerb appeal.

#### 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.

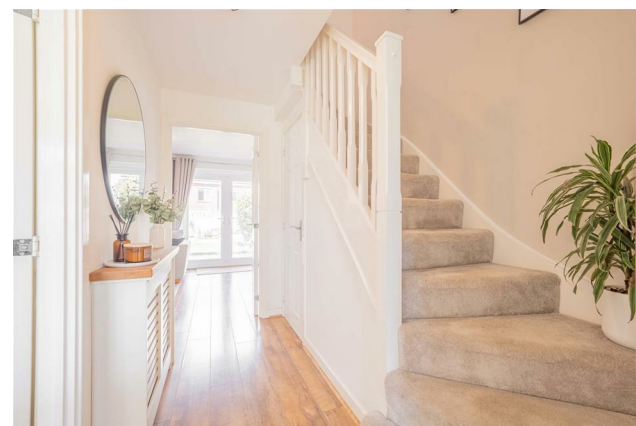
**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

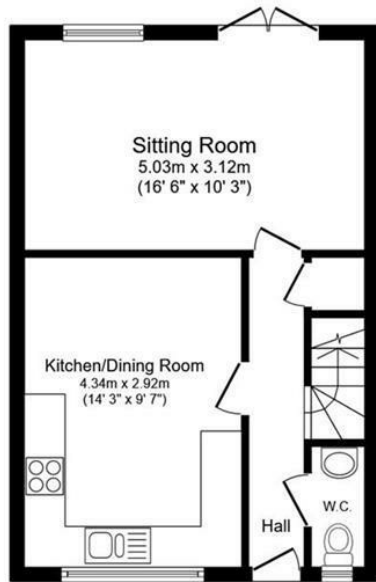
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band E.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** B. A full copy of the EPC is available at the office if required.

**MINIMUM MOBILE COVERAGE:** 67% O2 (Checked on Ofcom Jun26)

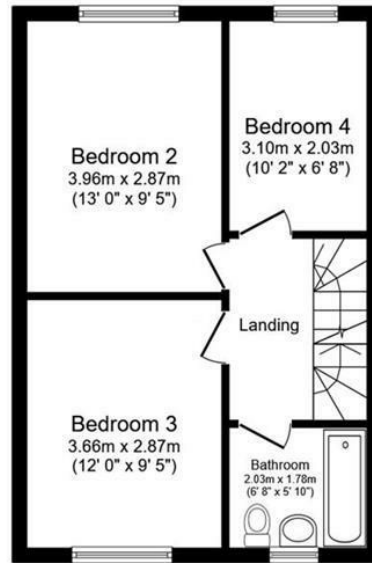
**VIEWING:** By Prior Appointment with the selling agent.





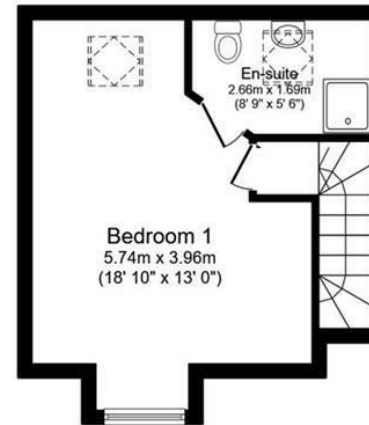
### Ground Floor

Floor area 38.8 m<sup>2</sup> (418 sq.ft.)



### First Floor

Floor area 38.8 m<sup>2</sup> (418 sq.ft.)



### Second Floor

Floor area 25.8 m<sup>2</sup> (277 sq.ft.)

**TOTAL: 103.4 m<sup>2</sup> (1,113 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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