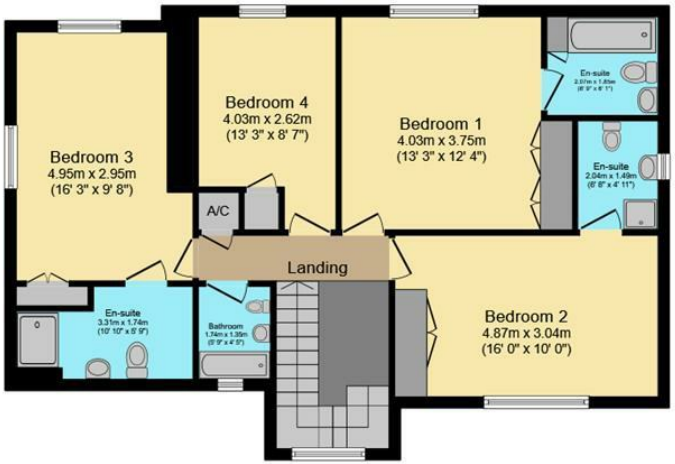


4 Leys Close, Northend, Southam, CV47 2TD

4 Leys Close, Northend, Southam, CV47 2TD



Ground Floor



First Floor

Total floor area: 204.9 sq.m. (2,206 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

- Close to open countryside and the Burton Dassett Hills.
- Detached house
- Spacious accommodation
- Dual aspect living room
- Enjoying a delightful semi rural setting
- Four bedrooms
- Three ensuites and family bathroom
- Utility room and downstairs cloakroom
- Within easy reach of motorway networks

4 3 3

£640,000

ENTRANCE HALL
A welcoming reception hall accessed via a front entrance door with oak flooring. Stairs rising to the first floor with an understairs storage cupboard beneath.

CLOAKROOM
Fitted with a suite comprising wc and wash hand basin, together with an obscure window to the front elevation, radiator and extractor fan.

LIVING ROOM
A spacious dual aspect reception room with windows to the front and rear elevations and French doors opening onto the rear garden. The room is enhanced by a feature log burning stove, two radiators and double doors opening through to the dining room.

DINING ROOM
Currently accommodating a dining room but with the versatility of other reception space, study and playroom. With window overlooking the rear garden and French doors providing direct access to the patio, creating an excellent space for entertaining and indoor outdoor living. Wall mounted radiator.

KITCHEN BREAKFAST ROOM
A superbly appointed kitchen enjoying windows to the front, side and rear elevations. The room offers ceramic tiled flooring with underfloor heating and is fitted with an extensive range of matching wall and base units with complementary work surfaces and an inset Belfast sink. There is space for a Rangemaster style cooker with extractor hood above, together with integrated dishwasher and fridge-freezer. A door leads through to the utility room.

UTILITY ROOM
Fitted with matching wall and base units, work surface and inset stainless steel sink with drainer. There is space and plumbing for a washing machine. Access to the converted garage/office and an external door to the side.

OFFICE
A versatile additional room currently utilised as a home office, featuring two windows to the side elevation, radiator and French doors opening onto the rear garden.

FIRST FLOOR LANDING
With window to the front elevation and airing cupboard, providing access to all bedrooms and the family bathroom.




Tea
Sugar
Coffee



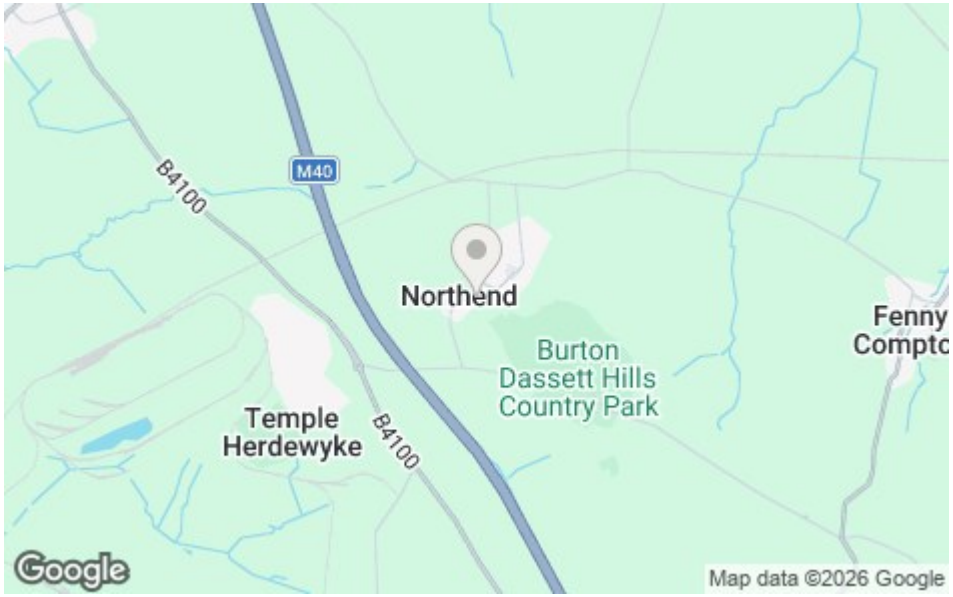







Relax







BEDROOM ONE
A generously proportioned principal bedroom with a window to the rear elevation, two built in wardrobes, radiator and access to the en-suite bathroom.

ENSUITE BATHROOM
Partially tiled and fitted with a white suite comprising panelled bath, wc and wash hand basin set within a vanity unit. Obscure window to the side elevation, heated towel rail and extractor fan.

BEDROOM TWO
A further double bedroom with a window to the front elevation, fitted wardrobe, radiator and access to the en-suite shower room.

ENSUITE SHOWER ROOM
Partially tiled and fitted with a suite comprising wc, wash hand basin and walk in shower. Obscure window to the side elevation and radiator.

BEDROOM THREE
A dual aspect bedroom with windows to the rear and side elevations, fitted wardrobe, access to a boarded loft space and en-suite shower room.

ENSUITE SHOWER ROOM
Fitted with a contemporary suite comprising walk in shower, wash hand basin and wc, together with a heated towel rail and extractor fan.

BEDROOM FOUR
With a window to the rear elevation, radiator and useful built in storage cupboard.

BATHROOM
Partially tiled and fitted with a suite comprising bath, wc and wash hand basin. Obscure window to the front elevation and radiator.

OUTSIDE
To the front of the property is an attractively arranged foregarden laid mainly to lawn with gravelled areas and a pathway leading to the entrance.
The beautifully landscaped rear garden offers an excellent degree of privacy and features lawned sections, paved patio areas and well stocked borders planted with a variety of mature shrubs and plants. Gated side access leads to the front driveway, while timber fencing encloses the boundaries.

PARKING
A generous driveway provides ample off road parking and leads to the garage. Having up and over door to the front, power sockets, door into the office and door into the utility.

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 electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Oil central heating to radiators.
Listed: No | Broadband: Superfast available (Checked on Ofcom Jun26) | Minimum Mobile Coverage: 55% Vodafone (Checked Ofcom Jun26)

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 D.

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

VIEWING: By Prior Appointment with the selling agent.

DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth 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 HMR Homes Limited t/a Peter Clarke in association with Winkworth 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.







Multi-award winning offices
serving South Warwickshire & North Cotswolds

Warwick Road, Wellesbourne, Warwickshire, CV35 9ND
Tel: 01789 841114 | wellesbourne@peterclarke.co.uk | www.peterclarke.co.uk

Peter Clarke
Winkworth