EARLES
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The Willows, Park Drive, Claverdon, Warwickshire CV35 8HG

Offers In The Region Of £565,000

Address: 74 High Street, Henley-in-Arden, Warwickshire, B95 5BX - Email: info@earlesgroup.co.uk - Telephone: 01564 794 343

Situated on a private road, in a delightful and private setting, in the much sought-after village of Claverdon, this light and spacious detached bungalow briefly comprises; three bedrooms, two bathrooms (including en-suite wet room to the main bedroom), one reception room (plus dining hall) and breakfast kitchen. It further benefits from an attractive South Facing lawned garden with patio area, integral garage with utility area, and ample driveway parking to the front. The property is also being offered for sale with no onward chain.

Claverdon is a popular and picturesque village with such amenities as a community store, doctors' surgery, fine parish church, and multiple public houses. There is a local primary school (rated "Outstanding" by Ofsted) and leisure facilities are available at The Ardencote Country Club. The nearby railway station ("Claverdon") offers regular trains to Warwick, Leamington Spa, Stratford-upon-Avon, Solihull and Birmingham City Centre. The village is also within easy access of the M40 (J15) motorway, which, in turn, provides fast links to the M5, M6 and M42 motorways. In addition, the neighbouring towns of Warwick, Leamington Spa and Stratford-upon-Avon provide a range of shopping and recreational facilities, as well as a wide choice of state, independent and grammar schools.

This property is approached via a block paved driveway, which provides parking for multiple vehicles and gives access to the integral garage. There is an attractive lawned foregarden with mature hedges and shrubs to the front and side. A timber gate to the side of the property gives access to the rear garden. Beneath a pitched canopy porch, a part glazed front door opens into:

Dining Hall
11'9" x 8'6" (3.60m x 2.60m)
With UPVC double glazed window to the front, radiator and doors through to the breakfast kitchen and lounge.

Lounge
20'0" x 12'9" (6.10m x 3.90m)
With UPVC double glazed window to the front, radiator and feature raised brick hearth with space for an electric fire, (or log burning stove if required -with flu above).

Breakfast Kitchen
12'5" x 11'9" (3.80m x 3.60m)
With UPVC double glazed window to the rear, fitted kitchen with a range of wall, drawer and base units with roll top work surfaces over, inset 1.25 bowl sink with chrome mixer tap over, built-in "Bosch" oven, inset 4-ring "Belling" electric hob with stainless steel chimney-style extractor hood over, integrated refrigerator, space and plumbing for a dishwasher, tiling to splashback areas, radiator, and tiled flooring. Door into:

Rear Lobby
With UPVC double glazed door leading to the rear garden. Door into:

WC
4'7" x 2'11" (1.40m x 0.90m)
With UPVC double glazed window to the side, radiator, low level WC, and wall mounted wash hand basin.

Store Room
4'7" x 4'3" (1.40m x 1.30m)
With floor mounted "Grant" oil-fired combination boiler (installed in April 2019).

Inner Hallway
With hatch giving access to the loft space and radiator. Door into:

Bedroom One
13'5" x 11'9" (4.10m x 3.60m)
With UPVC double glazed window to the front, radiator and 6-door fitted wardrobe with a range of hanging rails and shelving. Door into:

En-Suite Wet Room
8'2" x 4'7" (2.50m x 1.40m)
With obscure UPVC double glazed window to the front, mains fed "Mira" shower, low level WC with concealed cistern, wall mounted wash hand basin, extractor fan, tiling to all walls to full height, radiator, and sealed floor.

Bedroom Two
12'5" x 11'1" (3.80m x 3.40m)
With UPVC double glazed window to the rear and radiator.

Bedroom Three
14'5" (max) x 12'1" (max)/8'10" (min) (4.40m (max) x 3.70m (max)/2.70m (min))
L-shaped; with UPVC double glazed window to the rear, UPVC double glazed sliding patio doors leading to the rear garden, and radiator.

Bathroom
9'2" x 8'10" (2.80m x 2.70m)
With obscure UPVC double glazed window to the rear, 3-piece suite comprising; panelled bath with mains fed shower and hot-and-cold taps over, low level WC, vanity unit with inset wash hand basin and hot-and-cold taps over, shaving point, tiling to splashback areas, and radiator. Door into:

Airing Cupboard
With fitted shelving.

South Facing Garden
A beautifully maintained and private south-facing garden, predominantly laid to lawn, features a block-paved patio and well-stocked borders filled with a variety of mature plants and shrubs. A further paved sun terrace provides an ideal space for outdoor dining and entertaining, while paved stepping stones lead to an attractive timber pergola. The garden is enclosed on three sides by timber fencing and includes two cold-water taps, along with a timber gate providing access to the front of the property.

Integral Garage
18'4" x 10'2" (5.60m x 3.10m)
With electrically operated metal up-and-over door, UPVC double glazed window to the side, wall and base units with roll top work surface over, inset single bowl stainless steel sink with draining board, and space and plumbing for an automatic washing machine.

Additional Information
The photos have been virtually furnished as a guide.

Broadband and Mobile:
Superfast broadband speed is available in the area, with a predicted highest available download speed of 58 Mbps and a predicted highest available upload speed of 10 Mbps. Mobile signal coverage is available from the four major providers (EE, O2, Three and Vodafone), with EE and Vodafone being rated 'Good outdoor', O2 being rated 'Variable outdoor', and Three being rated 'Good outdoor, variable in-home'. For more information, please visit: https://checker.ofcom.org.uk/.

Council Tax:
Stratford-on-Avon District Council - Band E

Fixtures & Fittings:
All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Flood Risk:
This location is in 'Flood Zone 1' (Low Probability). For more information, please visit: https://www.gov.uk/check-long-term-flood-risk.

Services:
Mains drainage, electricity, and water are connected to the property. The heating is via an oil-fired combination boiler, which is located in the store room.

Service Charge:
It should noted that a service charge of £120 per annum is applicable, payable to Park Trust, which is for the upkeep and maintenance of the private road ('Park Drive').

Tenure:
The property is Freehold and vacant possession will be given upon completion of the sale.

Viewing:
Strictly by prior appointment with Earles (01564 794 343 / 01789 330 915).

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Virtually Staged

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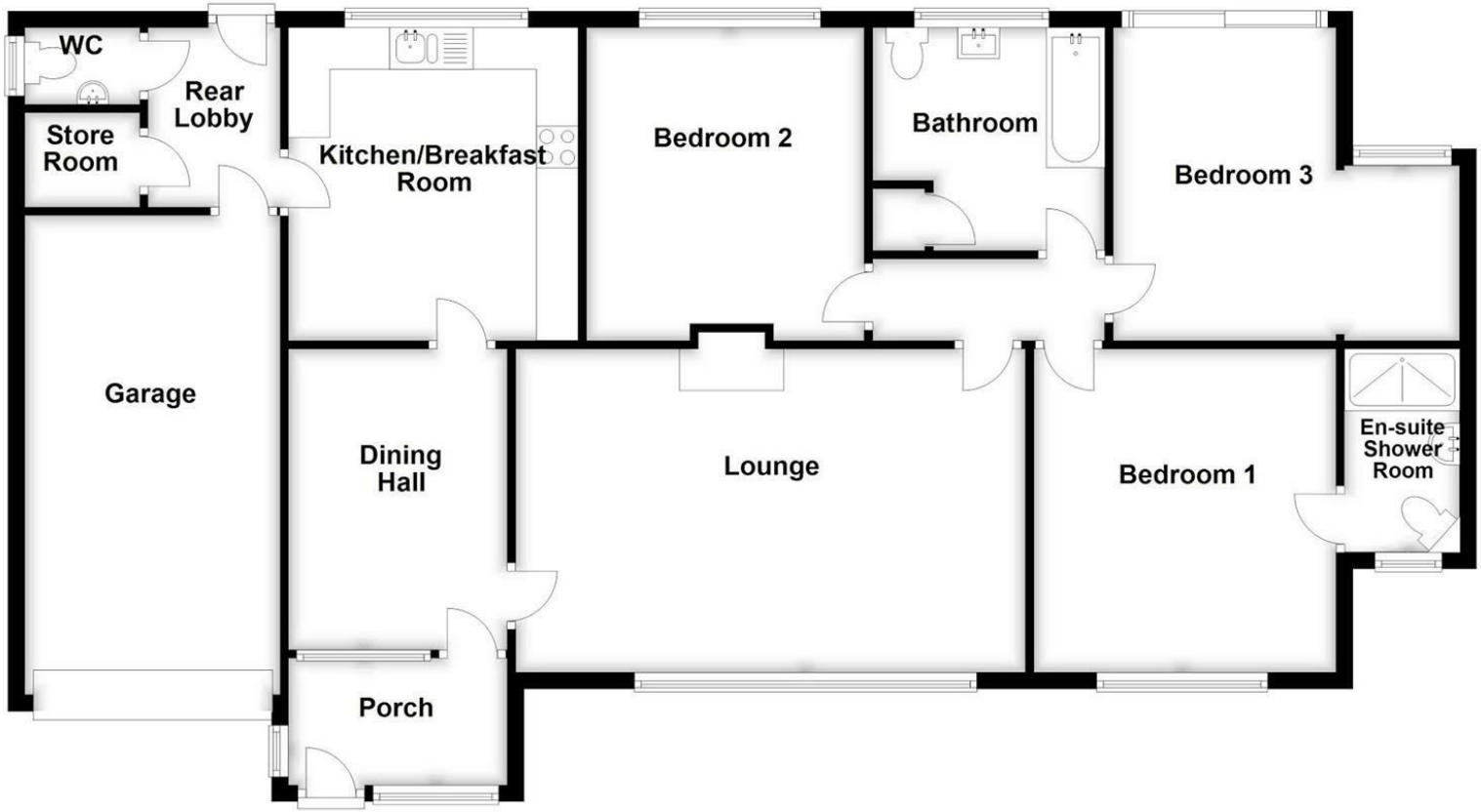
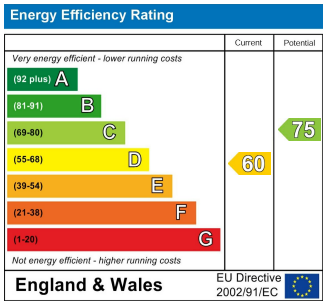
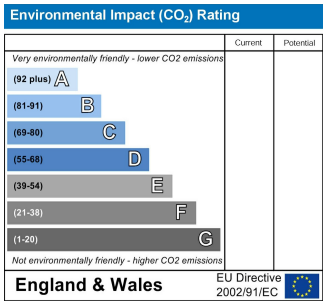
Bungalow

Approx. 132.7 sq. metres (1428.3 sq. feet)