

Peter Clarke



Rosebay Church Street, Wellesbourne, Warwick, CV35 9LS

- Newly Built
- Open Plan Living-Kitchen-Diner
- Built In Appliances
- Four Bedrooms
- Ensuite To Master
- Built In Wardrobes
- Rear Garden
- Decorated To A High Standard Throughout
- EPC: TBC



£465,000

Located centrally to all village amenities a spacious four bedroom detached house finished to a high specification. Internally the accommodation offers living room with media wall, large kitchen diner with quartz worktop, cloakroom, three bedrooms with built in wardrobes, study/nursery, family bathroom and ensuite. Outside benefits from an easy to maintain paved rear garden.

#### ACCOMMODATION

Entry through front door into entrance hallway with stairs to first floor, under stairs storage cupboard and small cupboard housing fuse board. The cloakroom has wc, wash hand basin with vanity, mirror and heated towel rail. The living room offers built in media wall with shelving, built in cupboards, space for TV, space for sound bar, wall fitted lights and large bay window. The kitchen-living-dining is an open plan space, in the kitchen area it is fitted with a range of wall and base units with Quartz worktop over, breakfast bar, integrated fridge freezer, integrated dishwasher, NEFF double oven, washing machine, Belfast sink with Quooker tap, hob with extractor over, spotlights and window overlooking garden. In the dining area there is a large set of bi-fold doors leading out to the garden and a window to the side aspect. There is underfloor heating to the ground floor. Stairs rising to first floor landing which has doors to all bedrooms, bathroom, airing cupboard, wall mounted radiator, access to the loft and lightwell. Bedroom one offers built in drawers and two built in wardrobes, wall mounted radiator and two windows to the rear. Ensuite has wc and wash hand basin with vanity, mirrored cupboard, heated towel rail and walk in shower cubicle with rain head shower and shower attachment. Bedroom two offers built in wardrobe, window to the front and wall mounted radiator. Bedroom three has built in wardrobe, wall mounted radiator and window to the rear. Bedroom four/office has window to the front aspect, wall mounted radiator and storage built in over the bulkhead of the stairs.

#### OUTSIDE

The garden is set over two levels with patio with timber and brick boundaries. Outside tap and electricity. Three wall lights and side access via gate.

#### 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 TBC.

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

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

**AGENTS NOTE**  
Planning application number 19/01513/FUL

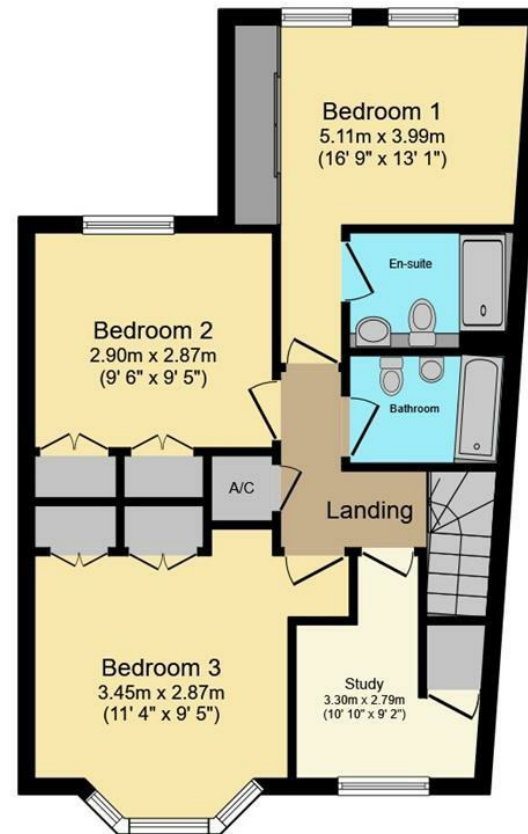


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**Ground Floor**

Floor area 53.4 sq.m. (575 sq.ft.)

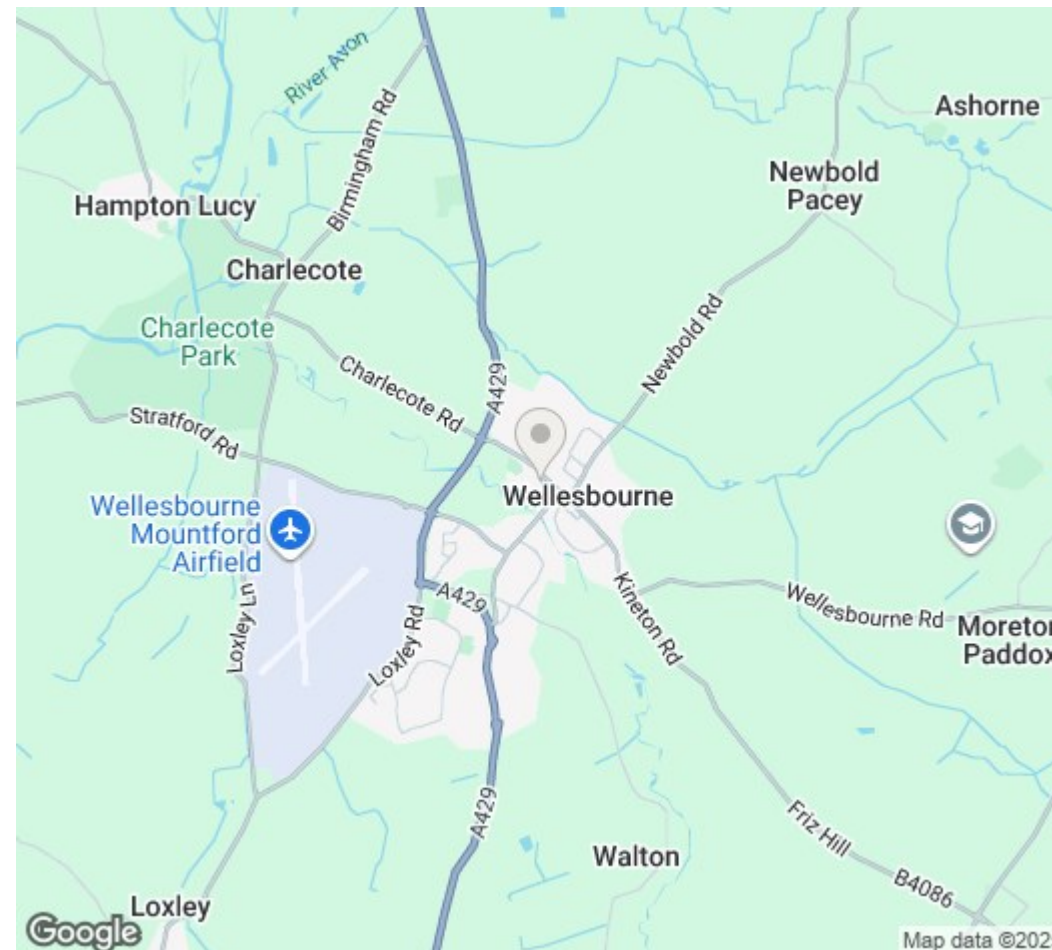


**First Floor**

Floor area 53.4 sq.m. (575 sq.ft.)

**Total floor area: 106.9 sq.m. (1,150 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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serving South Warwickshire & North Cotswolds

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