

Peter Clarke

New Homes

Winkworth



Rosebay Church Street, Wellesbourne, Warwick, CV35 9LS

£465,000

- Character Property With Double Glazed Sash Windows
- Open Plan Living-Kitchen-Diner
- Built In Appliances
- Four Bedrooms
- Ensuite To Principle Bedroom
- Built In Wardrobes
- Quartz Worktops
- Decorated To A High Standard Throughout
- Quooker Tap
- Living Room With Feature Media Wall



A beautifully appointed, character 4 bedroom detached property located in the heart of the village within easy reach to local amenities. Viewing is advised to appreciate the quality and size of this exception home.

ACCOMMODATION

"Rosebay" is a delightful, newly construction, detached family home.

The property consists of welcoming reception hallway with stairs rising to the first floor, and doors to WC, understairs storage cupboard, living room and open plan kitchen, living, diner. The living room has feature fire, media wall and ample storage, whilst to the rear of the property is the open plan kitchen living area with ample space for dining, relaxing and flows out onto the patio via bi-fold doors.

Upstairs benefits from three double bedrooms all with fitted wardrobes providing ample hanging and drawer space, the principle bedroom being ensuite with separate family bath and fourth bedroom/study.

OUTSIDE

The rear garden is split level and accessed directly from the bi-fold doors of the kitchen, diner. Paved patio, outside tap, power, wall lights and pedestrian side access 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

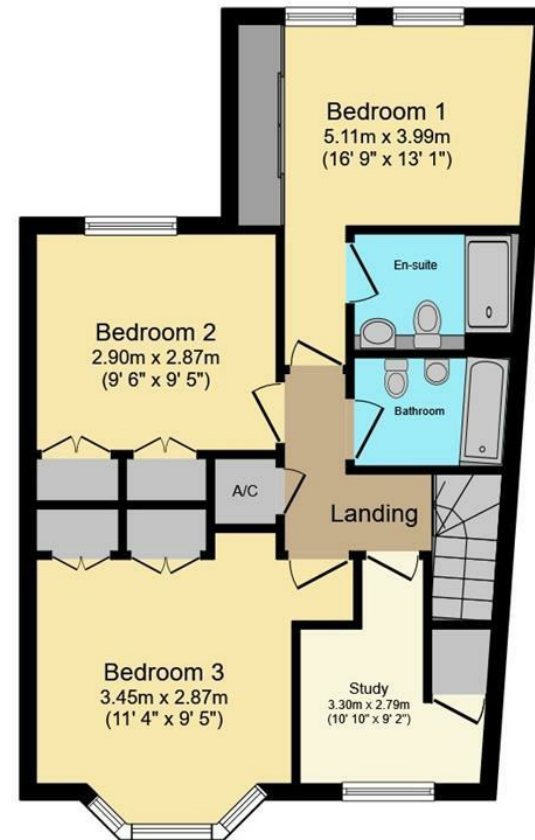
Planning application number 19/01513/FUL



Rosebay, Church Street, Warwick, CV35 9LS



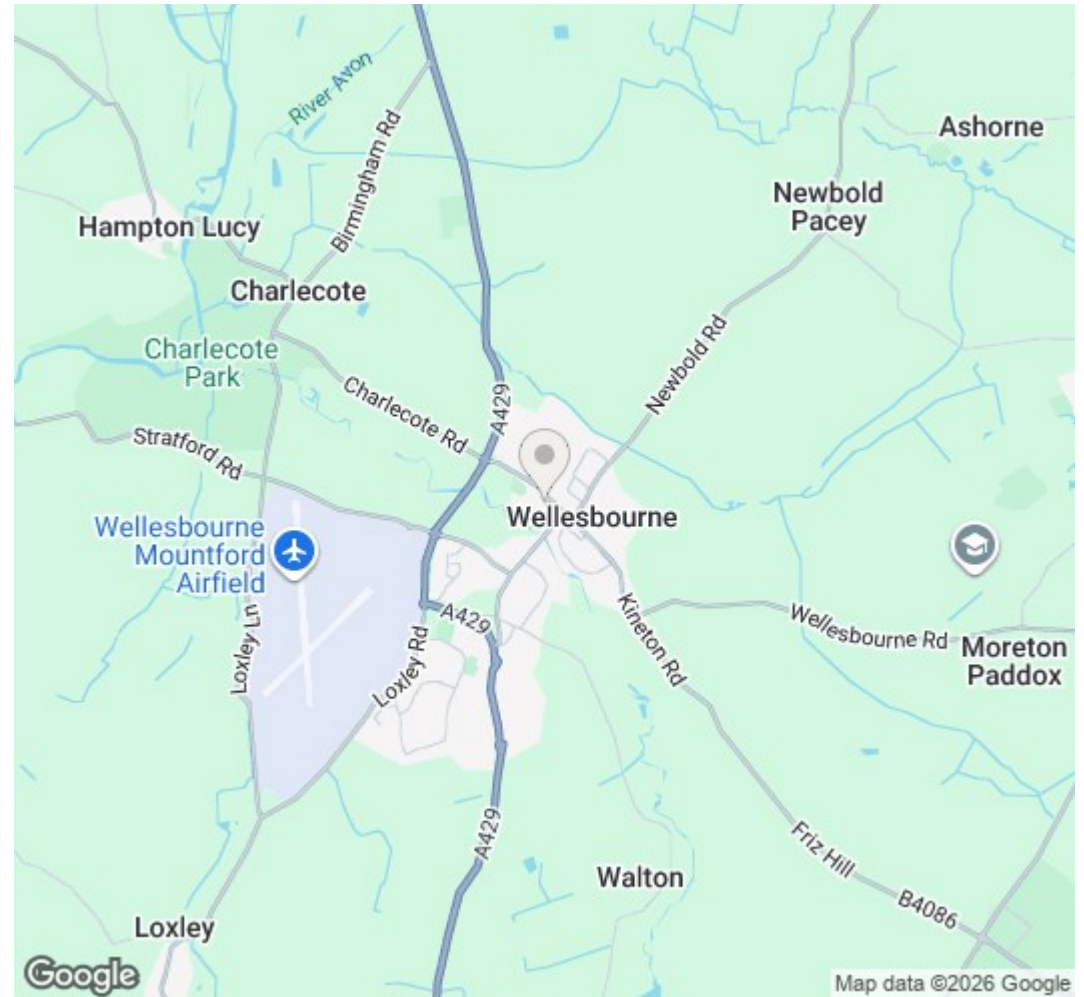
Ground Floor
Floor area 53.4 sq.m. (575 sq.ft.)



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



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

Myton Road, Leamington Spa, Warwickshire CV31 3NY
Tel: 01926 870145 | newhomes@peterclarke.co.uk | www.peterclarke.co.uk



Peter Clarke
New Homes Winkworth