

Peter Clarke

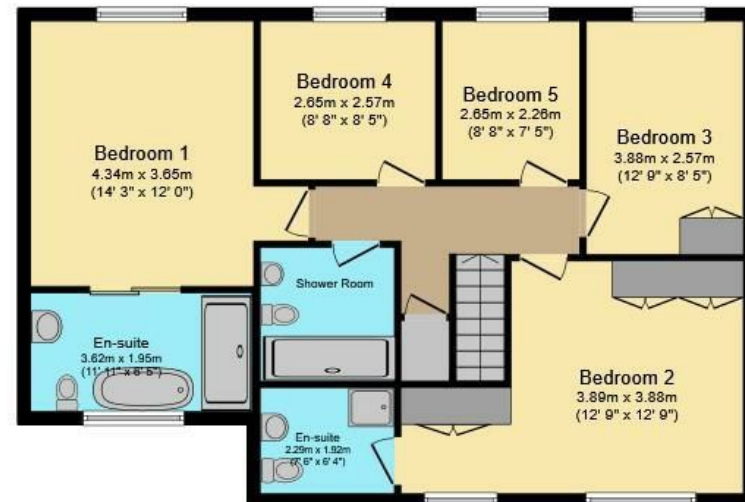


38 Frost Road, Wellesbourne, Warwick, CV35 9UF



## Ground Floor

Floor area 103.4 m<sup>2</sup> (1,113 sq.ft.)



## First Floor

Floor area 85.0 m<sup>2</sup> (915 sq.ft.)

**TOTAL: 188.4 m<sup>2</sup> (2,028 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)



- Extended Detached House
- Two Reception Rooms
- Stunning Kitchen - Diner
- Utility Room
- Two Ensuites, Family Bathroom and Downstairs Cloakroom
- Five Bedrooms
- Enclosed Rear Garden
- Driveway & Garage
- EPC Rating C



£600,000

An extended and immaculately presented five bedroom detached house offering a stunning kitchen-diner. The accommodation comprises of two reception rooms, kitchen-diner, utility room and downstairs cloakroom. Upstairs there are five bedrooms, two ensuites and a family bathroom. Outside there is an enclosed rear garden, driveway to the front and single garage. EPC Rating C.

#### ENTRANCE HALLWAY

A door from the front elevation into a spacious hallway fitted with Karndean flooring, wall mounted radiator, stairs rising to first floor with under the stairs storage area. Further doors leading to living room and kitchen diner.

#### CLOAKROOM

Fitted with low level wc and wash hand basin, with obscure window to front.

#### LIVING ROOM

A well presented room with box bay window to front, two wall mounted radiators, gas fire with surround and double doors leading into further reception room.

#### RECEPTION ROOM

A versatile room which could be suitable for a study, dining room, playroom or snug. With patio door opening out onto rear garden with further wall to ceiling windows and wall mounted radiator. Door to kitchen and dining area.

#### KITCHEN-DINER

The perfect entertaining space, which has been extended by the current owners. Boasting lime stone floors, granite work surfaces, two sets of bifold doors leading out into the rear garden, sky lantern and multiple floor to ceiling windows with one offering a built in cat flap. The kitchen area is fitted with a range of wall and base units with range of appliances and features as follows: Rangemaster double hob and double oven cooker, oak breakfast bar, Belfast sink, built in hot water tap, integral dishwasher, integral wine fridge, pop up plug socket integrated in work surface, spotlights under breakfast bar and chrome sockets. With underfloor heating through out. Space for a large dining table.

#### UTILITY ROOM

Fitted with wall and base units with worktop over, inset stainless steel sink, vertical radiator and thermostat. Door into useful storage cupboard and door into integral single garage.

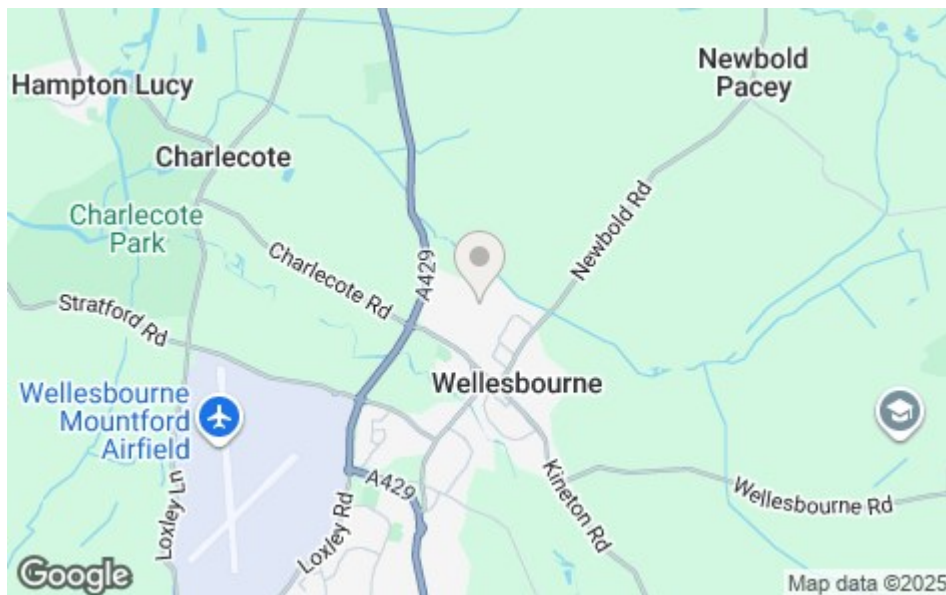
#### FIRST FLOOR LANDING

With doors to all bedrooms, bathroom and airing cupboard fitted with radiator. Access to loft hatch having ladder, power and boarded.









#### MASTER BEDROOM

A spacious master bedroom complete with vaulted ceilings, window to rear and wall mounted radiator.

#### ENSUITE

Fitted with a white suite, including walk in rainhead shower with set back storage shelf, free standing stone resin bath, low level wc and wash hand basin. Shaving points, vanity mirror and heated towel rail. Porcelanosa tiles and Porcelanosa wood style flooring, with underfloor heating throughout.

#### BEDROOM TWO

Built in wardrobes, window and obscured window to front, wall mounted radiator, archway and further door leading to ensuite.

#### ENSUITE

Fitted with low level wc, wash hand basin on granite vanity unit, walk in wet room style shower, vanity mirror, heated towel rail, shaving points and underfloor heating throughout. Obscured window to front.

#### BEDROOM THREE

Window to rear and wall mounted radiator.

#### BEDROOM FOUR

Window to rear and wall mounted radiator.

#### BEDROOM FIVE

Window to rear and wall mounted radiator.

#### BATHROOM

Fitted with a white suite comprising of low level wc, wash hand basin on oak vanity unity, and walk in rain head shower with set back storage shelf. Vanity mirror, heated towel radiator. Porcelanosa flooring and Porcelanosa wall tiles.

#### OUTSIDE

#### FRONT GARDEN

Paved path leading to front door with porch roof, remainder laid to lawn and small bushes to the border.



## REAR GARDEN

Enclosed rear garden with timber boundary. Paved patio area running the width of the house with the remainder laid to lawn, and boasting mature shrub borders. Gated side access and outside tap.

## PARKING

Driveway with parking to the front.

## GARAGE

Electric door to the front and integral door allowing access from utility room. Housing boiler and cylinder. Power and light. External electric car charging port.

## 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 D.

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

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

DISCLAIMER: Peter Clarke & Co LLP 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 Peter Clarke & Co LLP 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.







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