

Peter Clarke



9 Home Furlong, Wellesbourne, Warwick, Warwickshire, CV35 9TW

- Superbly appointed detached family home
- Extended ground floor offering garden room/ lounge area
- Impressive open plan kitchen living room
- Utility/guest cloakroom
- Guest bedroom with ensuite
- Three further versatile bedrooms
- Bathroom with spa bath
- Landscaped rear garden
- Ample off road parking with single integral garage



Price Guide £400,000

This well maintained and extended four bedroom detached family home, set within a pleasant cul-de-sac setting, is located within the heart of the popular 'Dovehouse Estate' and has easy access to large supermarket on the fringe of the development, whilst the village centre with all amenities: superb surgery, dentist and junior schooling is all within easy reach. This superb family home is reasonably close to bordering countryside for seasonal walks and cycling.

ACCOMMODATION

The property sits back behind a part gravel and paved driveway extending to the integral garage and offering parking for several family vehicles. Gated side entry and partially glazed door to storm porch entrance. The internal accommodation offers an enviable open plan living room uniquely blending in a fitted kitchen area with adjoining, extended, versatile garden room with views over the rear garden. An interconnecting door allows access to a utility room with guest cloakroom. The first floor boasts three double bedrooms with guest bedroom, benefitting from an ensuite, bedroom four/dressing room and a family bathroom with bath. Outside, there is an enclosed rear garden with graveled and 'astro turf' garden areas and passage with courtesy door to a single integral garage.

TENURE

The property is understood to be freehold although we have not seen evidence. 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.

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 BANDING

Council Tax is levied by the Local Authority and is understood to lie in Band B.

EPC RATING

C. A full copy of the EPC is available at the office if required.

VIEWING ARRANGEMENTS

By Prior Appointment with the Agents.

REGULATED BY RICS

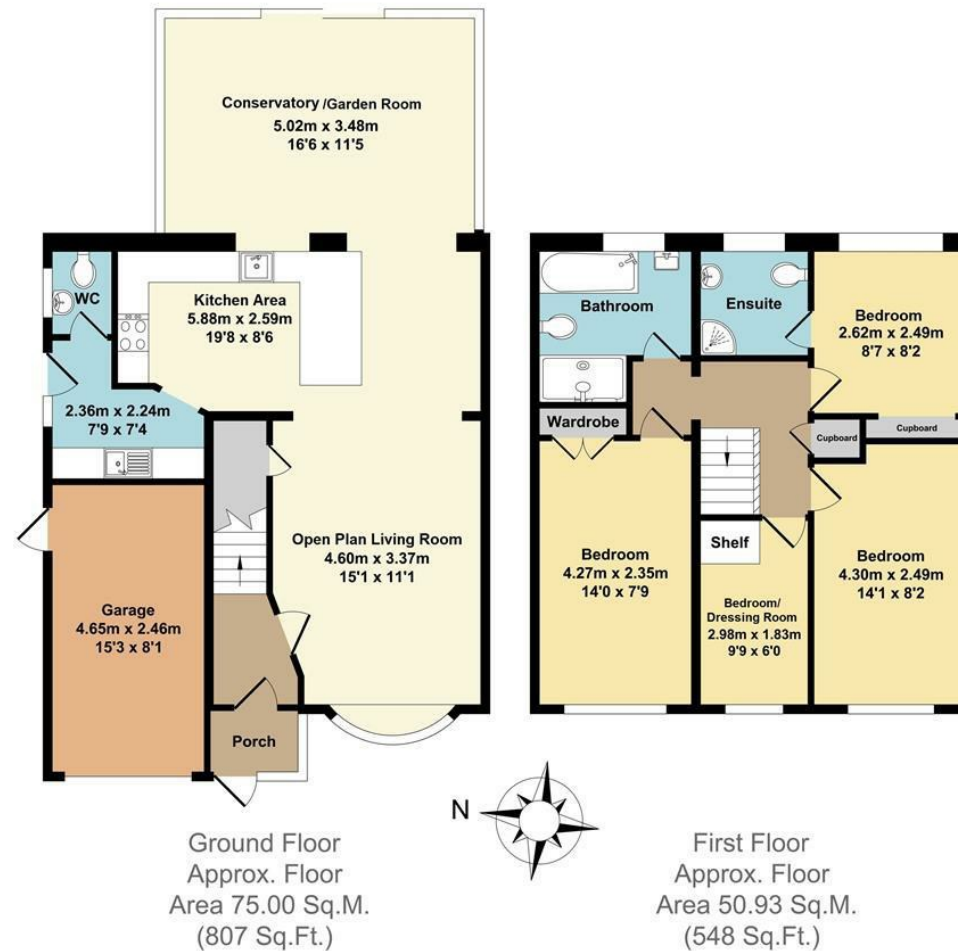
OTHER

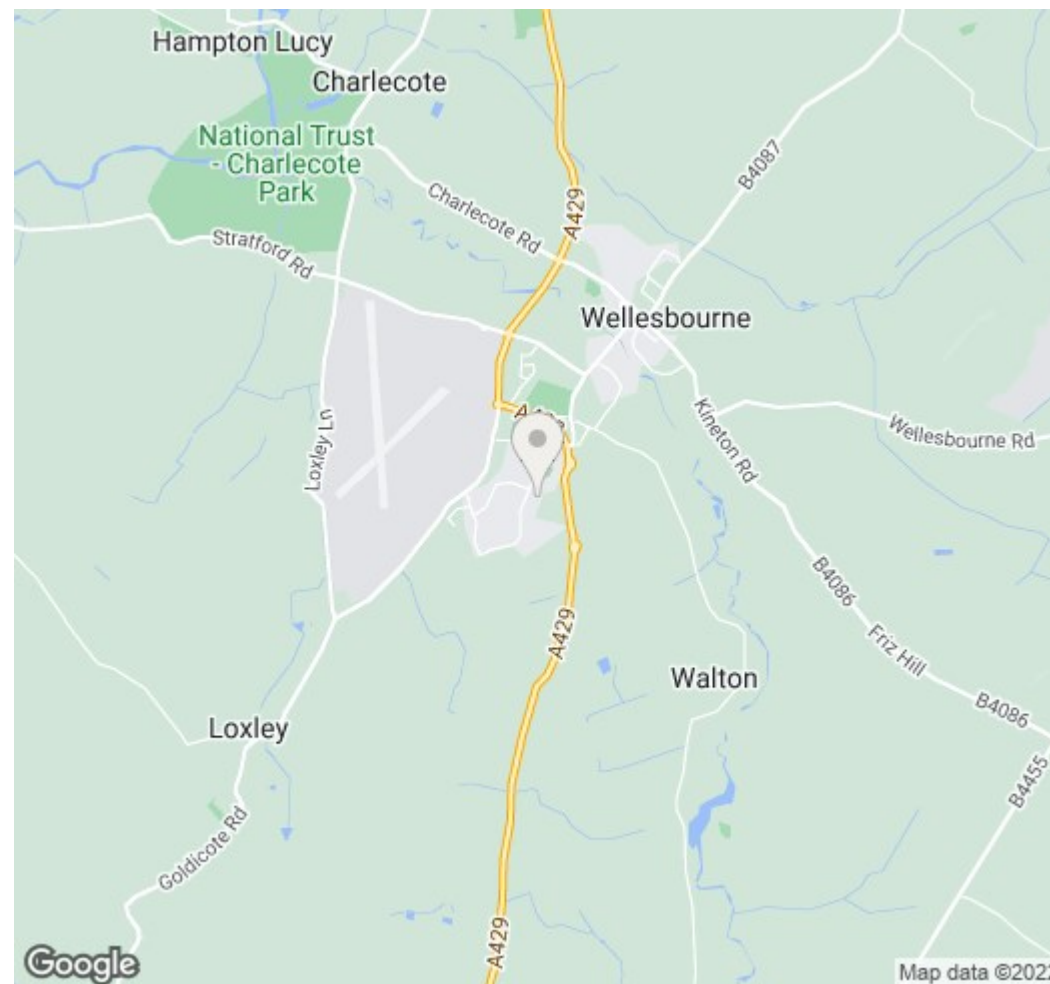
Please note that the property shows two dining area photographs, taken from two different times.



Home Furlong, Wellesbourne, CV35 9TW
Total Approx. Floor Area 125.93 Sq.M. (1355 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.





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Six multi-award winning offices
serving South Warwickshire & North Cotswolds

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