

Peter Clarke



64 Willow Drive, Wellesbourne, Warwick, CV35 9RX

Asking Price £299,950

- Much improved three bedroom semi-detached home
- Welcoming reception hallway
- Open plan kitchen/diner
- Lounge
- Main bedroom with en suite
- Family bathroom
- Enclosed rear garden
- Off road parking
- Garage
- Close to the village center and its amenities



WELLESBOURNE is a large village conveniently situated approximately 6 miles equidistant from the historic towns of Stratford upon Avon, Warwick and Leamington Spa. Wide range of local amenities within the village include a variety of shops, Co-Op, Sainsbury's, Church, Library, Post Office, Medical Centre, Dentist, Garages, Local Inns and primary/junior school. Access to the M40 motorway and the Midlands Motorway network is from Junction 15 at Longbridge, approximately 4 miles away together with Warwick Parkway railway station with regular trains to London Marylebone and more local services.

APPROACH

The property is sat back behind block paved off road parking with stone chipped borders. Access to the main accommodation via recessed side entrance.

WELCOMING RECEPTION HALLWAY

Offering feature flooring, recessed spot lighting and glazed double doors allow access to:

LOUNGE

12'6" x 10'7"

Offering views to the front of the property via double glazed window.

KITCHEN/DINER

This impressive and recently fitted kitchen/diner offers versatile family kitchen and dining space which comprises: Ample floor and wall mounted soft close storage cupboards with work surfacing over and space for domestic appliances, sink with drainer and a double glazed window over. This superb kitchen further offers fitted island with induction hob, breakfast bar and a further family area with patio door leading out onto the rear patio and a double glazed window which allows for plenty of light.

FIRST FLOOR LANDING

Allowing access to:

BEDROOM ONE

9'11" x 11'5"

Having double glazed window to the front of the property and a useful built in wardrobe. This pleasant room further offers:

ENSUITE

A recently fitted en suite comprising white suite with floor to ceiling wall tiling, pedestal hand wash basin, low flush WC, heated towel rail a fitted shower cubicle.

BEDROOM TWO

13'4" x 8'8"

Having views over the fore via a double glazed window.

BEDROOM THREE

10'10" x 7'5"

Having views over the rear garden via double glazed window.

REFITTED BATHROOM

Boasting a modern white suite which comprises feature tiled flooring, panelled bath with glazed shower screen and 'rainwater' shower unit over, wash hand basin with fitted drawer beneath, low flush WC and a frosted double glazed window to the rear elevation. A further fitted and double door fronted storage cupboard which houses the properties boiler system.

REAR GARDEN

Offering patio area ideally suited for seating with laid lawn and stone chipped borders. Boundary walling and perimeter fencing surround.

INTEGRAL GARAGE

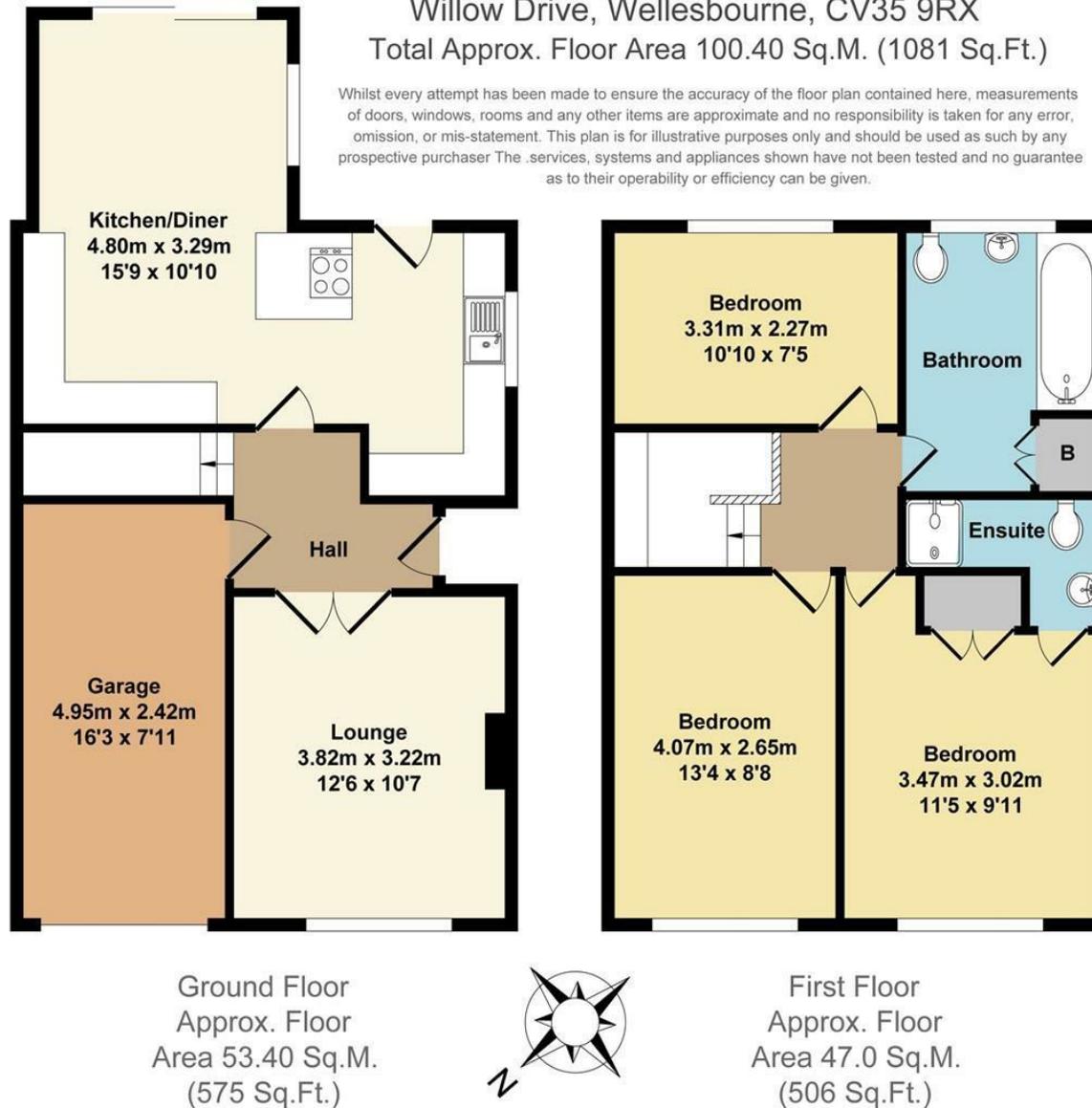
16'3" x 7'11"

Having access via up and over garage door from the front driveway and a further integral door via the reception hallway. The garage further offers power and lighting.



Willow Drive, Wellesbourne, CV35 9RX
 Total Approx. Floor Area 100.40 Sq.M. (1081 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





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.

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

Warwick House, Warwick Road, Wellesbourne, Warwickshire, CV35 9ND
Tel: 01789 841114 | wellesbourne@peterclarke.co.uk | www.peterclarke.co.uk



Peter Clarke

