

Peter Clarke

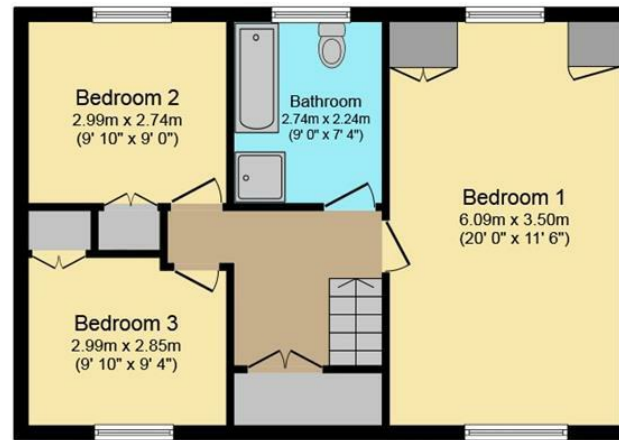


1 Holly Lodge, Wellesbourne, Warwickshire, CV35 9RE

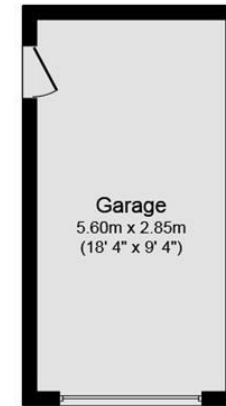




**Ground Floor**



**First Floor**



**Garage**

Total floor area 133.9 sq.m. (1,441 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

- NO CHAIN
- Central village location
- Living Room
- Kitchen Diner
- Downstairs Cloakroom
- Three Bedrooms
- Bathroom
- Enclosed Rear Garden
- Garage & Parking
- EPC Rating C



Offers Over £440,000

#### ENTRANCE HALL

Accessed through new front door with chrome door furniture and benefitting two double glazed windows either side. Porcelanosa stone floor with underfloor heating leading to all reception rooms. Wall mounted radiator with cover, Hive heating thermostat and two separate plug points. Stairs rising to first floor.

#### LIVING ROOM

Double glazed double doors leading into the dual aspect living room with large window to front aspect and French windows to rear garden. Having a large fireplace made with reclaimed Belgian bricks with stone surround featured with Chesney wood burner style gas fire. Two wall mounted radiators with radiator covers, television point, USB plugs, single light fitting and two chrome picture lights.

Door into useful understairs storage cupboard with stone floor and underfloor heating control for the hallway.

#### OFFICE/DINING ROOM

Large window to front aspect with two openings. Two separate plug points, one having USB port. Wall mounted radiator with cover and single chrome light fitting. A great additional reception room which could be used as an office space, dining room, playroom or snug.

#### CLOAKROOM

With marble floor and coat rack. Further door into cloakroom with wc, vanity unit with cupboard, white sink with chrome tap. Chrome spotlights. Heated towel rail.

#### KITCHEN

Fitted with a range of wall and base units with granite worktop over and under cupboard lighting, to include pull out pantry, pull out corner cupboard, Neff built in microwave oven, Neff built in oven with foldaway door, Neff gas hob, integrated Neff under counter fridge, integrated Neff dishwasher with floor display and integrated Bosch washing machine. Wall mounted Worcester Bosch boiler which is operated with the Hive app. Marbled floor, chrome spotlights and wall mounted radiator. Space for a dining table. Door into rear garden.











## FIRST FLOOR LANDING

Doors leading to all bedrooms. Access to a spacious storage space over the stairs.

## BEDROOM ONE

A spacious master bedroom boasting windows to both front and rear aspect. Two wall mounted radiators. Having two built in cupboards. Single light fitting and three plug points with one having USB port.

## BEDROOM TWO

Having window to rear aspect and built in wardrobe. Wall mounted radiator, light fitting, television point and socket with USB port.

## BEDROOM THREE

With window to front aspect, wall mounted radiator, built in cupboard, light fitting, television point and two sockets.

## BATHROOM

Fitted with white suite with chrome furnishings comprising of wc, vanity unit with towel storage, mirrored cabinet above sink with lighting and shaver point, bath with shower attachment and shower cubicle with glass surround. Underfloor heating, wall mounted radiator, spotlights and obscure window to rear.

## OUTSIDE

The front garden is separated with feature front wall, having block paved pathway to side access with outside tap. Pathway lighting fitted to mains electric.

The rear garden is mainly laid to lawn with planted borders, and with a paved patio area accessible from the kitchen and lounge. A shed located to the side of the house which boasts electricity. Gated access to driveway.

## GARAGE

Located to the rear of the property, the garage offers electric over door as well as personnel door allowing access from the garden. Fitted with power and lights. Solar panels to the roof which are owned by the vendors. Eaves storage with fold down loft ladder which is boarded.

With driveway in front of garage.





## GENERAL INFORMATION

**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. Gas central heating to radiators.

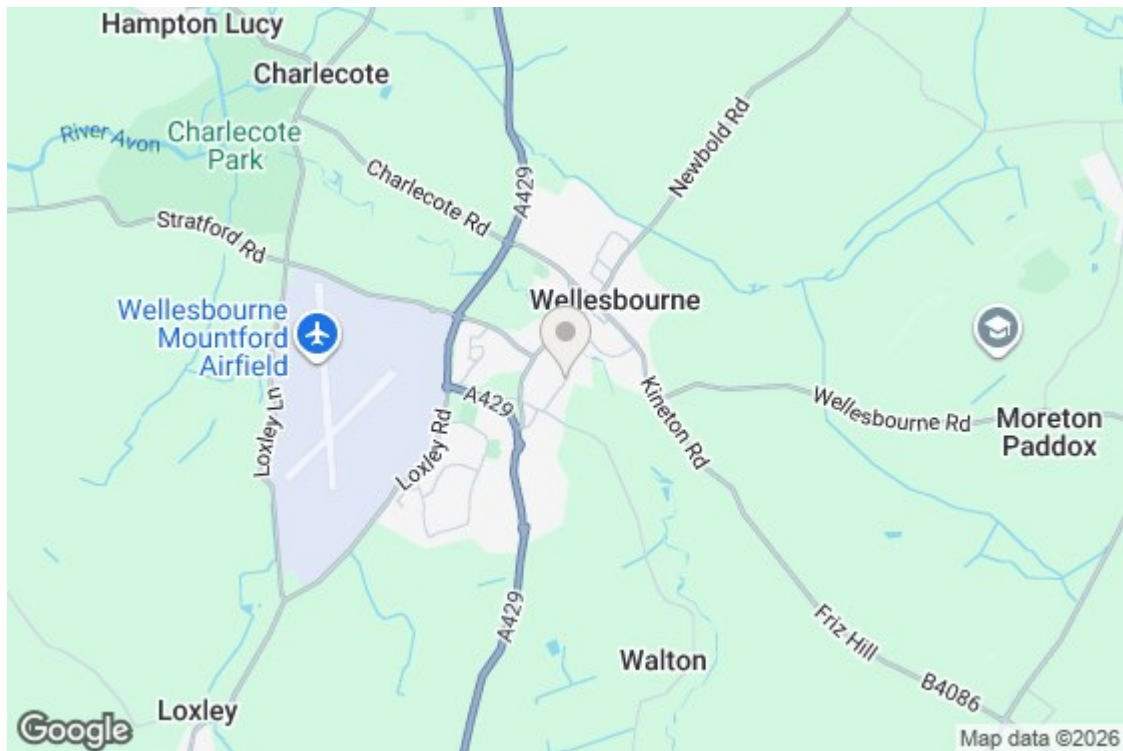
**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band E.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** C 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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