

Peter Clarke

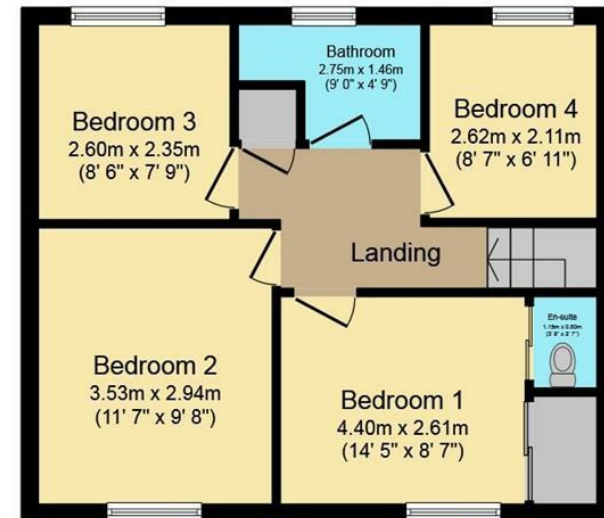


34 Pembroke Gardens, Wellesbourne, Warwick, CV35 9PX





**Ground Floor**



**First Floor**

Total floor area 121.3 sq.m. (1,305 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



- Cul De Sac Setting
- Living Room
- Dining Room
- Conservatory
- Utility Space
- Bathroom & Ensuite Shower
- Four Bedrooms
- Enclosed Rear Garden
- Driveway
- Double Garage



Offers Over £435,000

Located at the end of a CUL DE SAC SETTING and on a generous plot, a well presented FOUR BEDROOM detached house that the vendors have upgraded throughout their ownership. The accommodation comprises of entrance hall, cloakroom, living room, dining room, kitchen, conservatory, utility space, four bedrooms, bathroom, and ensuite. Outside there is a private enclosed rear garden, DRIVEWAY to the front of the house, and fore garden.

#### ENTRANCE HALL

With marble tiled floors and underfloor heating. Stairs rising to first floor with safety glass balustrade and obscure window into inner hallway. Wall mounted radiator. Door into cloakroom fitted with wc and 'wine glass' wash hand basin. Obscure window to side aspect.

#### LIVING ROOM

With box bay window to front overlooking fore garden. Electric fireplace. Wall mounted radiator. Three wall lights and television point. Squared arch through to:

#### DINING ROOM

Space for dining table. Spotlights. Wall mounted radiator. Doors through to:

#### CONSERVATORY

Creating a beautiful additional reception room with door directly out onto the rear garden. Modern cladding installed to the conservatory ceiling in March this year. Radiator.

#### KITCHEN

Fitted with a range of wall and base units with worktop over. Inset stainless steel sink and drainer with window overlooking the rear garden. Benefitting integrated fridge and dishwasher. Rangemaster cooker and extractor over. Further door leading back into the hallway. Door also into:

#### INNER LOBBY

With personnel door to the front of the property and personnel door into the rear garden. There is a door that leads directly into the double garage.

#### UTILITY SPACE

To the rear of the double garage, there is a utility space which is fitted with wall and base units with worktop over. Wall mounted boiler. Sink and drainer with window overlooking rear garden. Space for washing machine, tumble dryer and under counter freezer.

#### FIRST FLOOR LANDING

Access to loft hatch which is partly boarded. Door into airing cupboard which houses water tank.













#### BEDROOM ONE

A double bedroom with window overlooking front aspect. Wall mounted radiator and television point. Sliding door to fitted wardrobes.

#### ENSUITE WETROOM

Tiled flooring and fully tiled walls being fitted with a white contemporary suite comprising low level WC, wash hand basin with mixer tap and vanity mirror, and LED lighting which operates when the door is opened. Electric shaver point, external remote shower control, tiled power shower with LED downlighters. Extractor fan.

#### BEDROOM TWO

A further double bedroom with fitted wardrobes and overbed storage, offering shelves, hanging space and rails. Wall mounted radiator and television point. Lighting above bed. Window to front aspect.

#### BEDROOM THREE

Wall mounted radiator and window to rear aspect.

#### BEDROOM FOUR

Currently used as a study, this room is fitted with an extensive range of base and wall units providing great storage and filing facilities, creating a great working from home space. Television aerial point, telephone and internet access points. Wall mounted radiator. Window to rear aspect. Door into cupboard over the bulkhead.

#### BATHROOM

Being fully tiled with shower enclosure, wc and wash hand basin. The light up vanity mirror benefits from a hidden shaver point. Heated towel rail. Obscure window to rear. Extractor fan.

#### OUTSIDE

##### GARDEN

The fore garden is mainly laid to lawn with a hedge border.

The rear garden is incredibly private with timber fence boundary, well stocked planted borders and a mature oak tree. A patio area creating the perfect entertaining space with the remainder of the garden laid to lawn. A greenhouse with power.

Access to inner lobby.





## PARKING

Driveway to the front for multiple cars.

## DOUBLE GARAGE

With electric roller door. Power and light. Pitched roof. Door leading back into inner lobby.

## 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. Cabling for Virgin Media.

**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.

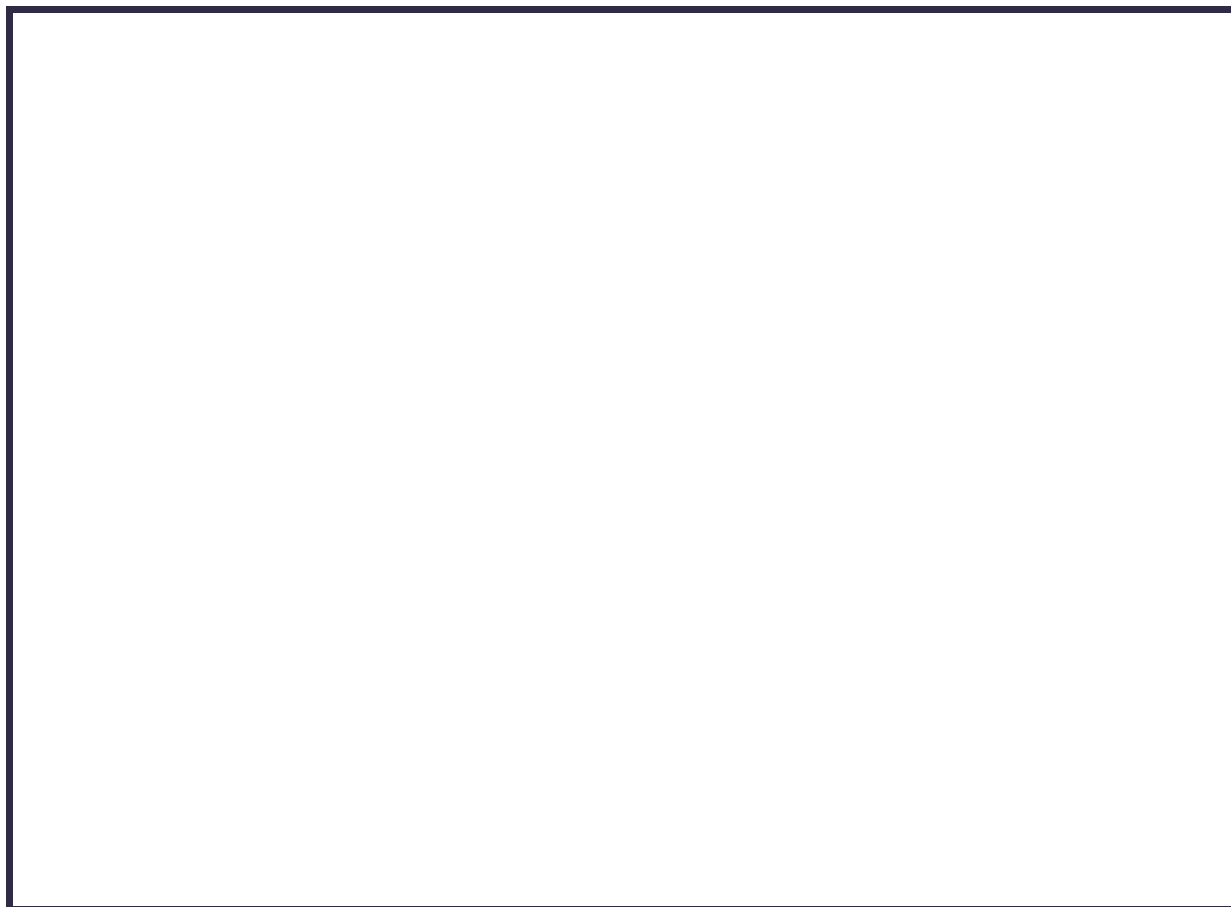
**AGENTS NOTES:** During the vendors ownership the fascia to the house and garage has been renewed.

**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.

# Peter Clarke



Multi-award winning offices  
serving South Warwickshire & North Cotswolds

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