

Peter Clarke



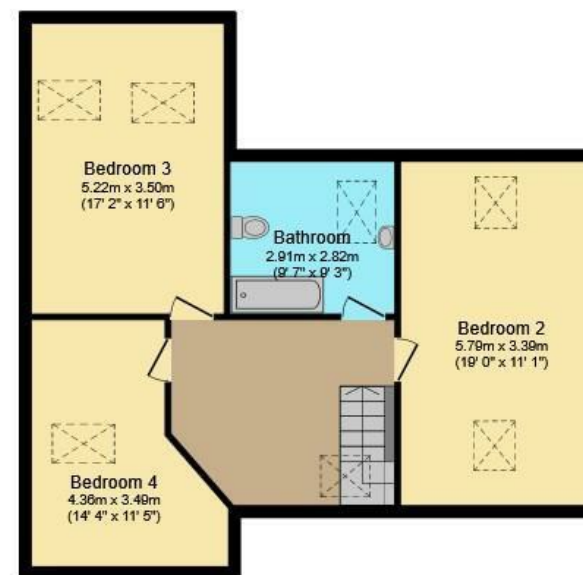
29 Mountford Close, Wellesbourne, Warwick, CV35 9QG





## Ground Floor

Floor area 164.3 m<sup>2</sup> (1,769 sq.ft.)



## First Floor

Floor area 73.7 m<sup>2</sup> (793 sq.ft.)

**TOTAL: 238.0 m<sup>2</sup> (2,562 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)



- Deceptively Spacious
- Versatile Living Accommodation
- Close To Primary School and Village Amenities
- Large Lshaped Living Room With Vaulted Ceiling
- Kitchen - Diner
- Flexible Bedrooms On Both Floors
- Mature Garden
- Garage
- Large Driveway
- EPC Rating C



£650,000

#### ENTRANCE HALL

Entry through UPVC front door into spacious hallway with wood flooring. Wall mounted radiator, full height window and stairs rising to first floor.

#### STUDY

Offering window to front aspect and wall mounted radiator.

#### BEDROOM ONE

Spacious double bedroom with patio doors leading directly out to the decking area. With large cupboard which has obscure window to side and heated towel rail, allowing the potential to develop into an ensuite.

#### INNER HALLWAY

Lshaped with wall mounted radiator and Karndean flooring.

#### RECEPTION ROOM / BEDROOM SIX

With window to front aspect. Wall mounted radiator.

#### RECEPTION ROOM / BEDROOM FIVE

With window to the side aspect. Wall mounted radiator.

#### BATHROOM

Fitted with a white suite comprising of bath with shower above, wc and wash hand basin. Karndean flooring, heated towel rail, extractor fan and partially tiled.

#### KITCHEN

Fitted with a range of wall and base units with worktop over. Inset sink and drainer with large window overlooking front aspect. Integrated eye level oven, induction hob with extractor over. Integrated dishwasher and space for fridge-freezer. Wall mounted radiator and space for dining table. Karndean flooring, sun tunnel and spotlights. Door with direct access to garage.

#### LIVING ROOM - DINING ROOM

Having high vaulted ceiling with four Velux windows. Feature full height chimney breast with recess with two casement windows overlooking rear garden. Patio doors also allowing direct access to the decking and garden. Space for dining table, wall mounted radiator and spotlights.













#### FIRST FLOOR LANDING

With velux window and sloping ceiling. Wall mounted radiator.

#### BEDROOM TWO

Offering velux windows to both front and rear aspect. Access to eaves for storage.

#### BATHROOM

Fitted with a white suite comprising of bath with shower above, wc and wash hand basin. Extractor fan, heated towel rail and shaver point.

#### BEDROOM THREE

Velux window to both sides, wall mounted radiator. Spotlights and storage in eaves.

#### BEDROOM FOUR

Velux window. Wall mounted radiator. Storage in eaves and spotlights.

#### PARKING

In and out block paved driveway for multiple cars with low brick walling to front. Planted borders.

#### GARAGE

Benefiting from loft storage area. Door to the front, personnel door into the kitchen and patio door leading out into the rear garden. Wall mounted boiler and space for washing machine.

#### REAR GARDEN

A good sized rear garden which is mainly laid to lawn with a mature Apple tree, enclosed by timber fencing and bordered with established trees and climbing plants ensuring privacy throughout. The garden also offers a large decking area with pergola, which also can be accessed from the living room as well as bedroom one. To the rear of the garden there is a summer house and greenhouse, with planted vegetable beds and soft fruit to include raspberries, blackberries and strawberries. To the side of the property there is additional outside space which leads directly to the rear of the garage. Shed and cold water tap.





## 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 F.

**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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