



Peter Clarke

53 Hopkins Way, Wellesbourne, Warwick, CV35 9UE



- Detached house
- Finished to a high specification throughout
- Living room
- Dining room
- Kitchen
- Master ensuite, family bathroom and downstairs cloakroom
- Garage with utility area
- Driveway
- Rear garden
- EPC rating C.



£465,000

A beautifully renovated detached house positioned close to local amenities. The accommodation features a through living room - dining room, kitchen, utility area, downstairs cloakroom, four bedrooms, bathroom and ensuite shower room. Off road parking to the front and enclosed rear garden.

#### ACCOMMODATION

Entry through the front door into entrance hallway with wall mounted radiator and stairs rising to the first floor. Door into cloakroom fitted with wc, vanity basin, wall mounted radiator and obscured window to front aspect. The living room has window to the front, log burner with decorative surround. Archway leading through into the dining room which has wall mounted radiator and doors leading into the garden. The kitchen is fitted with a range of wall and base units with worktop over, integrated dishwasher, rangemaster cooker, space for fridge freezer, inset one and a half sink and drainer, window to rear aspect, under stairs cupboard, breakfast bar and door into the garden. The first floor landing has access to loft space and storage cupboard. The master bedroom offers two double built in storage cupboard, window to rear, wall mounted radiator and door into ensuite which comprises of wc, vanity basin, shower enclosure with rainfall shower and shower attachment, obscured window to side and wall mounted radiator. Bedroom two with window to front aspect, wall mounted radiator and built in desk. Bedroom three with wall mounted radiator, window to front aspect and bedroom four with window to rear, wall mounted radiator and offering built in cupboard. The main bathroom has wc, wash hand basin with vanity unit, walk in shower with rainfall shower and shower attachment. Obscured window to side, wall mounted radiator and extractor.

#### OUTSIDE

Driveway to the front of the property for multiple cars. The garage has electric roller door to front and personnel door to the rear which is accessed from the garden. The rear of the garage the vendors have created a utility area with vanity basin, space for washing machine and tumble drier. Power and light. The rear garden is enclosed with timber boundary, patio and chipping area with the remainder laid to lawn. Established borders.

#### 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.

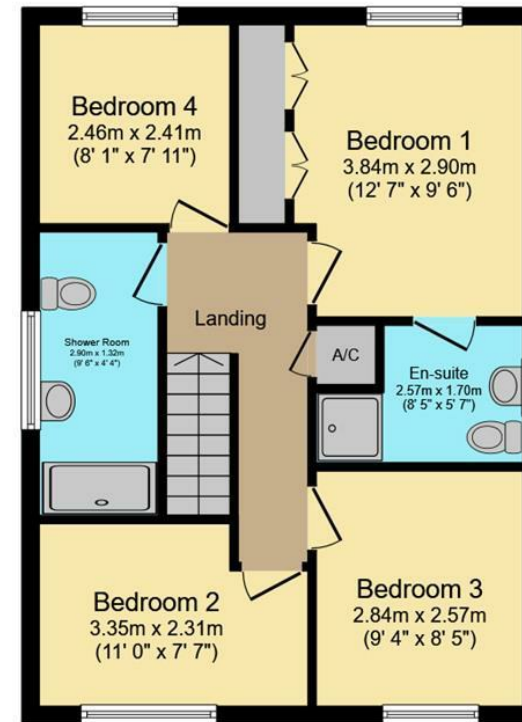


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**Ground Floor**

Floor area 61.4 sq.m. (661 sq.ft.)



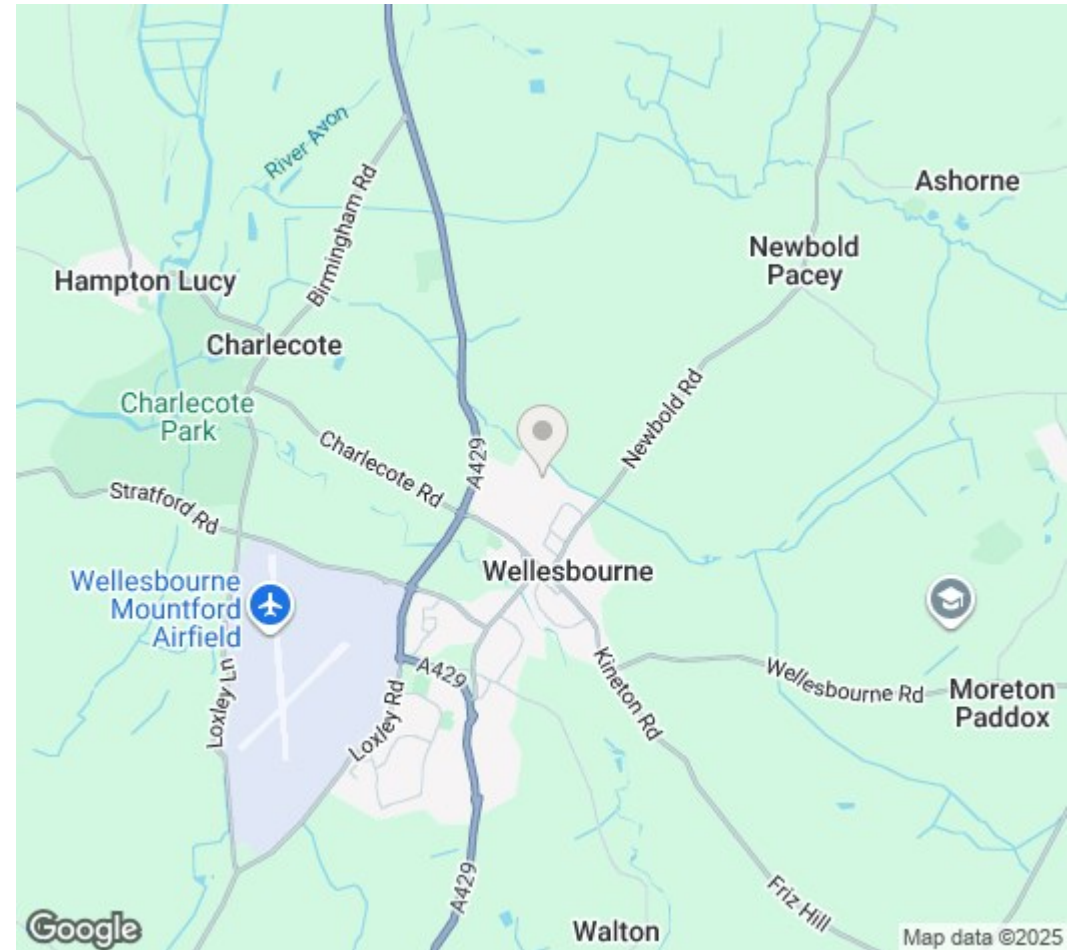
**First Floor**

Floor area 50.5 sq.m. (544 sq.ft.)

**Total floor area: 111.9 sq.m. (1,205 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)





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Warwick Road, Wellesbourne, Warwickshire, CV35 9ND  
01789 841114 | [wellesbourne@peterclarke.co.uk](mailto:wellesbourne@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)

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