

Peter Clarke



27 Cranwell Drive, Wellesbourne, Warwick, CV35 9PT

- No onward chain
- Extended detached bungalow
- Living room - kitchen - diner
- Utility room and cloakroom
- Two bedrooms
- Part garage and off road parking
- Enclosed rear garden
- Cul-de-sac location
- EPC Rating D
- Multiple offers received before marketing



£375,000

ACCOMMODATION

Entry through the front door into hallway with skylight Velux window and door to airing cupboard. Wall mounted radiator and loft access. Doors leading to bedrooms, bathroom, lounge and kitchen. Both bedroom one and two offer box bay windows to the front aspect. The modern bathroom comprises of a suite with a bath with shower over, wc and vanity wash hand basin. Heated towel rail, LED spotlights and obscured window to the side. Along the hallway to the beautifully extended kitchen-living-dining area which is partly open plan. The kitchen is fitted with a range of wall and base units and breakfast bar with worktop over having inset one and a half sink and drainer fitted with hot tap. Integrated dishwasher, eye level double oven, five ring gas hob with extractor above, hot water tap, space for fridge freezer and electric Velux electric roof windows. The living area opens out into the dining area, double doors to rear garden and window to rear aspect. Multi fuel burner and further door into hallway from living room. The utility room offers wall and base units with worktop over, one and a half sink and drainer, heated towel rail, wall mounted boiler and doors into garage and cloakroom which has a wc and obscured window to rear. UPVC double glazed windows throughout.

OUTSIDE

The rear garden is level with an Indian sandstone patio, mainly laid to lawn with mature shrub borders and shed. Side access to the front. There are electric points and an outside tap.

PARKING

Parking to the front of the property is level, with a wide block paved driveway for multiple cars and part garage with access from utility room. Second outside tap near garage.

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 D.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.



27 Cranwell Drive, Wellesbourne



Approximate Gross Internal Area
Ground Floor = 83.35 sq m / 897 sq ft
Garage = 12.19 sq m / 131 sq ft
Total Area = 95.54 sq m / 1028 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

Ground Floor



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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