

Peter Clarke



10 Whitworth Close, Wellesbourne, Warwickshire, CV35 9NQ

Offers over £415,000

This extended and superbly appointed detached family home is located within a highly sought after development off the fringe of the village. The property boasts versatile accommodation whilst benefitting from ample off street parking and enclosed rear garden with large shed/workshop. Immediate viewing is highly recommended.



WELLESBOURNE is a large village conveniently situated approximately 6 miles equidistant from the historic towns of Stratford upon Avon, Warwick and Leamington Spa. Wide range of local amenities within the village include a variety of shops, Co-Op, Sainsbury's, Church, Library, Post Office, Medical Centre, Dentist, Garages, Local Inns and primary/junior school. Access to the M40 motorway and the Midlands Motorway network is from Junction 15 at Longbridge, approximately 4 miles away together with Warwick Parkway railway station with regular trains to London Marylebone and more local services.

APPROACH Set back behind a predominantly coloured tarmacadam driveway extending to a gated side entry, recessed open porch with double glazed door offering access to the main accommodation.

ENTRANCE LOBBY Having solid wood doors firstly allowing access to a guest cloakroom with corner wash hand basin and low flush WC.

KITCHEN/DINING ROOM This superb open plan family area offers versatile use, either as a dining/breakfast area or second reception area with double glazed 'bow' window to front elevation, staircase rising to the first floor with useful cupboard beneath and access to:

KITCHEN AREA Boasting a comprehensive range of high gloss 'soft close' matching floor and wall mounted units which incorporates an integrated oven and microwave, tall upright fridge and freezer, pan drawers to either side, extensive granite work surfacing with integrated stainless steel sink, four ring electric hob with extractor over, complimentary tiled splash

backs, double glazed window offering views over the rear garden and an abundance of recessed spot lighting extending to the dining/breakfast room. A double glazed door allows access to a utility area with fitted base and matching wall mounted storage units, roll topped work surfacing incorporating single bowl stainless steel sink, sky lights over and courtesy door to side walkway.

LOUNGE The focal point of the room is a recessed log burner with raised slate hearth, five wall light points and solid wood glazed 'bi fold' sliding doors offering access to:

GARDEN/FAMILY ROOM An extension to the main house which offers views and access to the rear garden via double glazed windows and glazed double doors, four wall light points and 'Velux' skylight roof windows.



From the dining room area, a solid wood door allows access to:

BEDROOM FOUR Formally the integral garage, the room offers lighting, heating and interconnecting door to:

ENSUITE Offering a white suite that comprises a panelled bath with spa facility (not tested) pedestal wash hand basin, low flush WC and chrome heated towel rail.

FIRST FLOOR LANDING Having a sizeable hatch access to the loft space with pull down ladder, door to former airing cupboard and a further solid wood doors radiating off to:

BEDROOM ONE Having double glazed window to the front elevation.

BEDROOM TWO A further good sized double room with double glazed window to the front elevation.

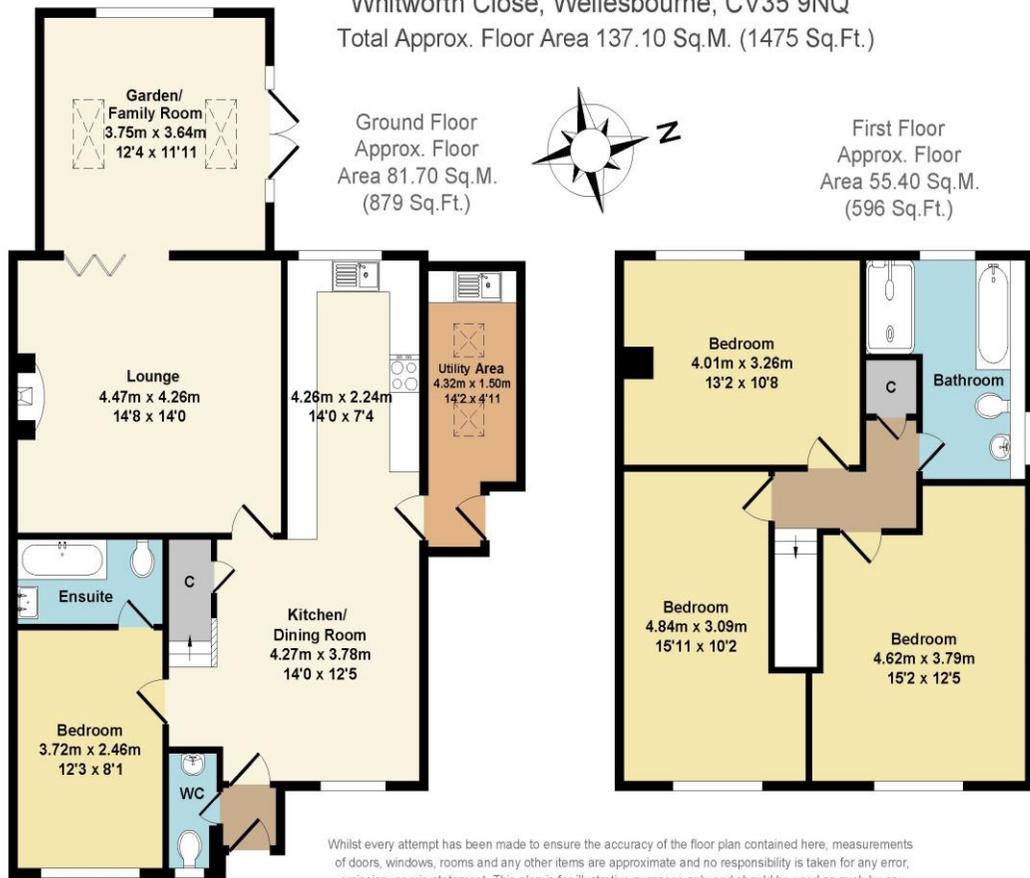
BEDROOM THREE An exceptional third sized room with double glazed window to the rear elevation.

BATHROOM Offering a white suite which comprises a panelled bath with tiled splash back, low flush WC, pedestal wash hand basin, obscure glazed windows to side and rear elevation, tiled recessed double width shower cubicle with fitted shower unit with 'rainwater' shower head with sliding glazed door with screen. Dual chrome heated towel rails and recessed spot lighting to ceiling.

REAR GARDEN To the rear of the property is a paved patio area which extends to one side offering enviable potential storage space, mainly laid lawn with perimeter close board fencing and in situ a large timber shed/workshop offers an abundance of garden or household storage. External water and external power point (not tested).



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Total Approx. Floor Area 137.10 Sq.M. (1475 Sq.Ft.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

GENERAL INFORMATION

TENURE: We are informed the property is Freehold, although we have not seen evidence. Purchasers should check this before proceeding.

We understand that certain parts of the property which have had extension/conversion work completed may be subject to building regulation approval and planning, which we recommend any prospective purchaser checks on before proceeding with the purchase.

SERVICES: We have been advised by the vendor there is mains gas, electricity and drainage connected to the property. However, this must be checked by your solicitor before exchange of contracts.

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: C. A full copy of the EPC is available at the office if required.

DIRECTIONS: Proceed along the Bypass to the final island and take the Loxley Road. Take the turning on the left into Dovehouse Drive and then take the third turning on the right hand side into Whitworth Close. The property can be found on the right hand side set back from the road.

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) 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; (ii) 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. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings (iv) 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 (v) 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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