

Peter Clarke



7 Debden Close, Wellesbourne, Warwick, CV35 9TH

- No chain
- Detached house
- Versatile accommodation
- Four bedrooms
- Downstairs cloakroom, master ensuite and family bathroom
- Garage and parking
- Established rear garden
- Cul-de-sac location in the Dovehouse residential area



£500,000

#### ACCOMMODATION

Entry through the front door into internal hallway with cloakroom which has wc, hand wash basin with vanity unit, heated towel rail and obscure window to front. Reception room offers box window to the front and stairs to first floor landing. The kitchen has a range of wall and base units with worktop over, space for fridge freezer, space for dishwasher, integrated eye level double oven, oven, hob and extractor over. Personnel door to garden. The extended living room offers plenty of space with central fireplace, multiple windows to the rear and doors opening into garden. Door to further reception room/study/playroom with window to side aspect. The double garage has been converted into a single garage and storage with additional reception room from its former owners, it is currently used as a study but offers versatility for own requirements.

The first floor landing has access to loft hatch. The primary bedroom has fitted wardrobes and dressing table, window to the rear, and door into the ensuite which has wc, wash hand basin with vanity unit, shower cubicle, waterfall shower and shower attachment and obscure window to the side. Bedroom two and four both are positioned to the front of the property with built in storage cupboards and bedroom three has window to the rear. The family bathroom is fitted with wc, wash hand basin with vanity, jacuzzi bath with shower over, heated towel rail and obscure window to the side.

#### OUTSIDE

Enclosed rear garden with patio area placed around the garden and the remainder laid to lawn. Bordered with established plants and trees. Access from both sides of the house.

#### PARKING

Driveway to the front for multiple cars. Up and over door to the 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.

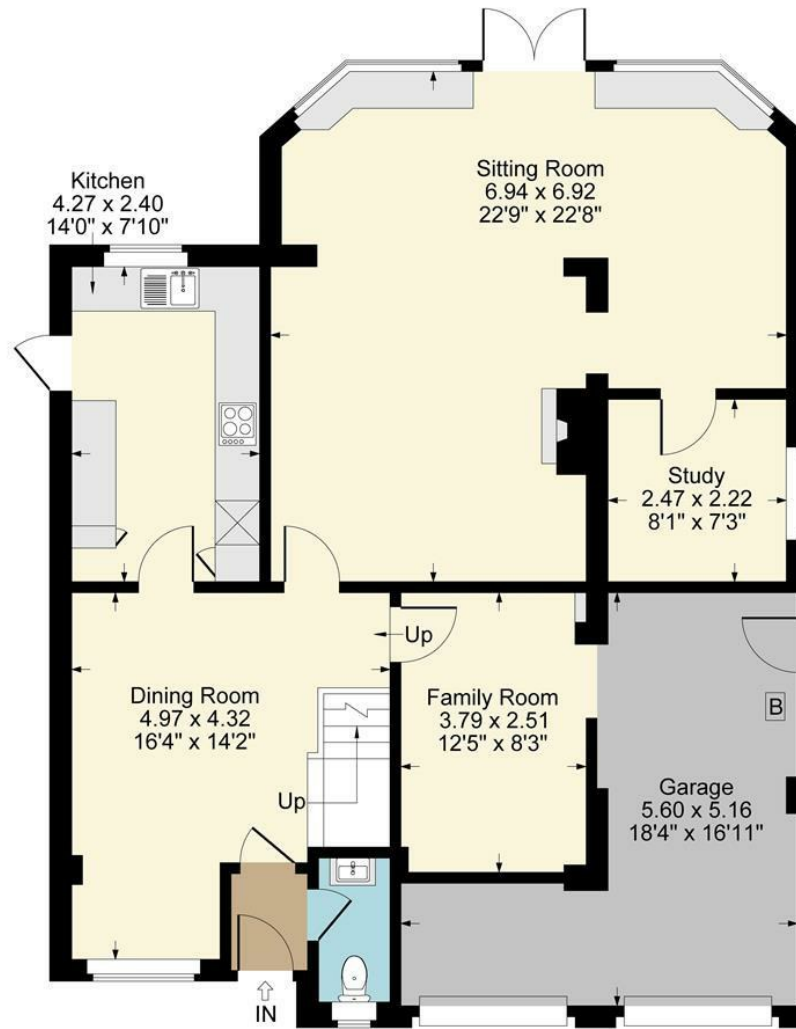
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band E.

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

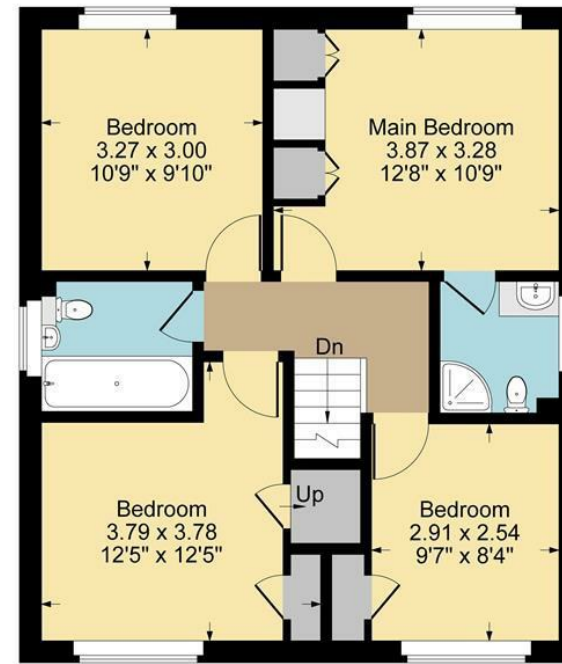
**VIEWING:** By Prior Appointment with the selling agent.



7 Debden Close, Wellesbourne



Ground Floor



First Floor

Approximate Gross Internal Area  
 Ground Floor = 92.11 sq m / 992 sq ft  
 First Floor = 58.19 sq m / 626 sq ft  
 Garage = 19.05 sq m / 205 sq ft  
 Total Area = 169.35 sq m / 1823 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.





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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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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