



Peter Clarke

14 Gloster Gardens, Wellesbourne, Warwick, CV35 9TQ

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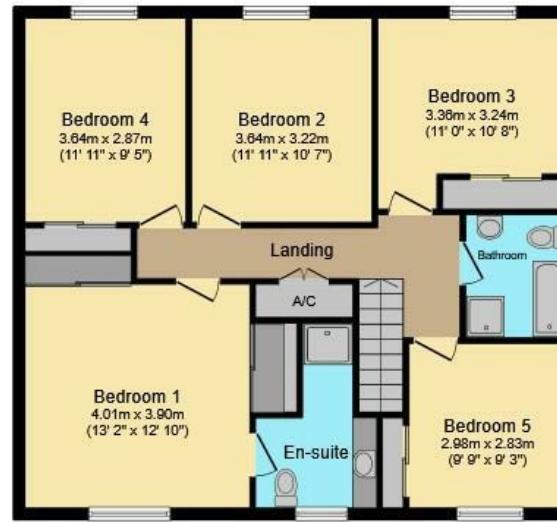


## Ground Floor

Floor area 147.7 sq.m. (1,590 sq.ft.)

**TOTAL: 232.41 sq.m. (2,502 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)



## First Floor

Floor area 84.7 sq.m. (912 sq.ft.)

- Detached Residence
- Living Room with Log Burner
- Four Further Reception Rooms
- Kitchen-Breakfast Room
- Spacious Utility Room
- Five Bedrooms
- Master Ensuite, Family Bathroom and Downstairs Cloakroom
- Manicured Rear Garden
- Generous Off Road Parking
- EPC Rating C



£725,000

Commanding a prominent position a beautifully presented detached residence internally boasting five reception rooms, five bedrooms and two bathrooms. The exterior offers a spacious, well-maintained rear garden and off-road parking at the front, accommodating multiple vehicles.

#### ENTRANCE HALL

Entry through the front door with external porch. Entrance hall comprising of wall mounted radiator, under stairs storage cupboard and stairs rising to first floor.

#### CLOAKROOM

Fitted with wc, wash hand basin and vanity unit with obscure window to front aspect.

#### STUDY

A box bay window to the front aspect with fully fitted office units along three walls and wall mounted radiator.

#### LIVING ROOM

Featuring an inglenook fireplace with large log burner with wooden hearth. Small window to front aspect, and this delightful room enjoys views and access to the rear garden via French door with side screen windows.

#### DINING ROOM

From the entrance hall through an archway to the dining room with wall mounted radiator and window overlooking garden.

#### KITCHEN

Fitted with a range of wall and base units with worktop over with inset sink and drainer. Rangemaster cooker with Samsung extractor above, space for double fridge freezer, window to the conservatory, integrated dishwasher, wall mounted radiator and space for dining table.

#### CONSERVATORY

Accessed from the kitchen offering full views and access to the rear garden. Electric radiator.

#### UTILITY ROOM

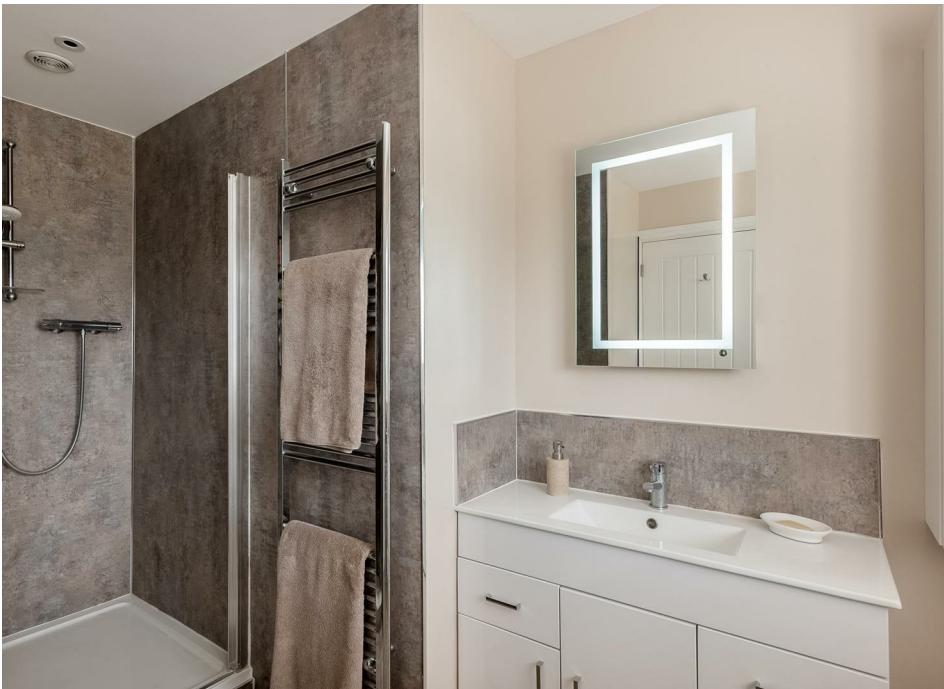
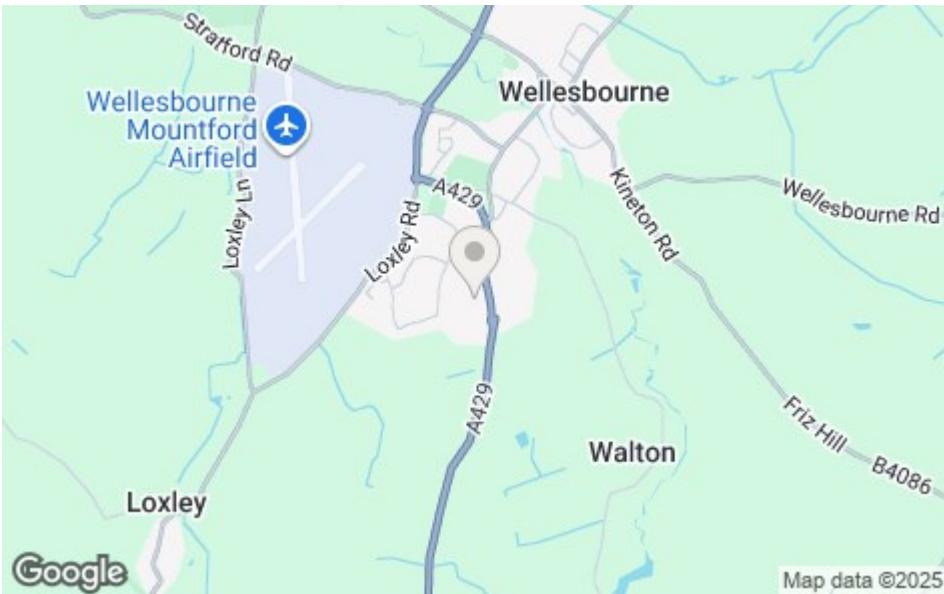
Fitted with base units with worktop over inset sink and drainer. Window and door to side aspect. Space for washing machine and space for tumble dryer. Cupboard housing the wall mounted boiler. Access to loft hatch.

#### SNUG / OFFICE / RECEPTION ROOM

Being cleverly converted by the current vendors using part of the original double garage allowing a further reception space, fitted with wall mounted radiator.







## FIRST FLOOR LANDING

Large airing cupboard, access to loft space, wall mounted radiator and doors to all bedrooms.

## BEDROOM ONE

Offering two double mirrored built in wardrobes, window to the front aspect, wall mounted radiator and door into ensuite.

## ENSUITE

Fitted with wc, vanity basin, shower cubicle, heated towel rail, spotlights and obscure window to front.

## BEDROOM TWO

Window to rear aspect and wall mounted radiator.

## BEDROOM THREE

Window to rear aspect, wall mounted radiator and mirrored built in wardrobe.

## BEDROOM FOUR

Window to rear aspect, wall mounted radiator and mirrored built in wardrobe.

## BEDROOM FIVE

Window to front aspect, wall mounted radiator and built in wardrobe.

## BATHROOM

A modern white suite comprising of bath, wc, vanity basin and walk in shower enclosure. Heated towel rail, spotlights and obscure window to side.

## OUTSIDE

## REAR GARDEN

Beautifully manicured rear garden boasting a generous sized patio area, bordered with mature shrubs, trees and plants. The bottom of the garden housing greenhouse, shed and vegetable beds. The remainder of the garden laid to lawn, enclosed by fencing to all sides and additional potential storage area to one side of the property, with a further pathway to a side gate returning to the front of the property.

## FRONT

Driveway for multiple cars bordered with chippings and shrubs.

## GARAGE

Roller shutter doors to the front. Previous double garage which has been partially converted. Power and light and personal door accessed from the entrance hall.

## 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 G.

**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 or 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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