

Peter Clarke

IN ASSOCIATION WITH

Winkworth



67 Horseshoe Crescent, Wellesbourne, Warwick, CV35 9SX

- Exceptionally presented detached house on the fringe of Wellesbourne
- Bright and spacious living room with direct garden access
- Refitted contemporary kitchen with Quartz worktops and breakfast bar
- Separate utility room
- Four bedrooms
- Ensuite shower room and bathroom
- Enclosed and private rear garden
- Detached accommodation
- Garage and driveway



Asking Price £550,000

#### ACCOMODATION

A front entrance door opens into a welcoming and light filled entrance hall, benefiting from two windows to the front elevation, a radiator, and stairs rising to the first floor landing. The spacious dual aspect living room enjoys a window to the front and French doors opening onto the rear garden, creating an ideal space for both relaxing and entertaining. A further reception room offers excellent versatility and is currently suitable for use as a study, dining room, playroom, or snug. The room features a window to the front elevation, attractive panelled wall detailing and a radiator. The ground floor cloakroom is fitted with a wc, wash hand basin, heated towel rail and an obscured side facing window. The kitchen has been thoughtfully upgraded by the current owners and is fitted with a comprehensive range of modern wall and base units with Quartz work surfaces. Integrated appliances include an eye-level oven and grill, microwave, dishwasher, fridge freezer, and a five-ring gas hob with extractor hood above. Additional features include a one and a half bowl sink and drainer, breakfast bar, Karndean flooring, a rear facing window and a door providing direct access to the garden. The utility room created during the current owners' tenure, offers further wall and base storage units, a sink, space and plumbing for a washing machine, space for a tumble dryer and a door leading to the rear garden. The first floor landing benefits from a front facing window, radiator, loft access and an airing cupboard housing the boiler. The principal bedroom is a generous double room featuring fitted wardrobes, windows to both the side and rear elevations, a radiator, and access to an ensuite shower room. The ensuite comprises a walk in shower cubicle, wc, wash hand basin, heated towel rail, extractor fan and an obscure side window. Bedroom two offer a further double room with a fitted wardrobe, radiator and rear facing window. Bedroom three benefits from fitted wardrobes, a radiator and a front facing window. Bedroom four enjoys a front facing window and radiator and would make an ideal bedroom, nursery or home office. The family bathroom is fitted with a bath with shower over, wc, wash hand basin, heated towel rail, extractor fan, and an obscure window to rear.

#### OUTSIDE

The rear garden offers patio area with the remainder laid to lawn, electric sockets, outside tap and gate to the driveway with parking for at least two vehicles. The garage has up and over door with power. To the front is shrubs and bushes with paved path to the front door.

#### 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.

**CHARGES:** We have been advised there is a service charge of approximately £300 per year. This should be checked by your solicitor.

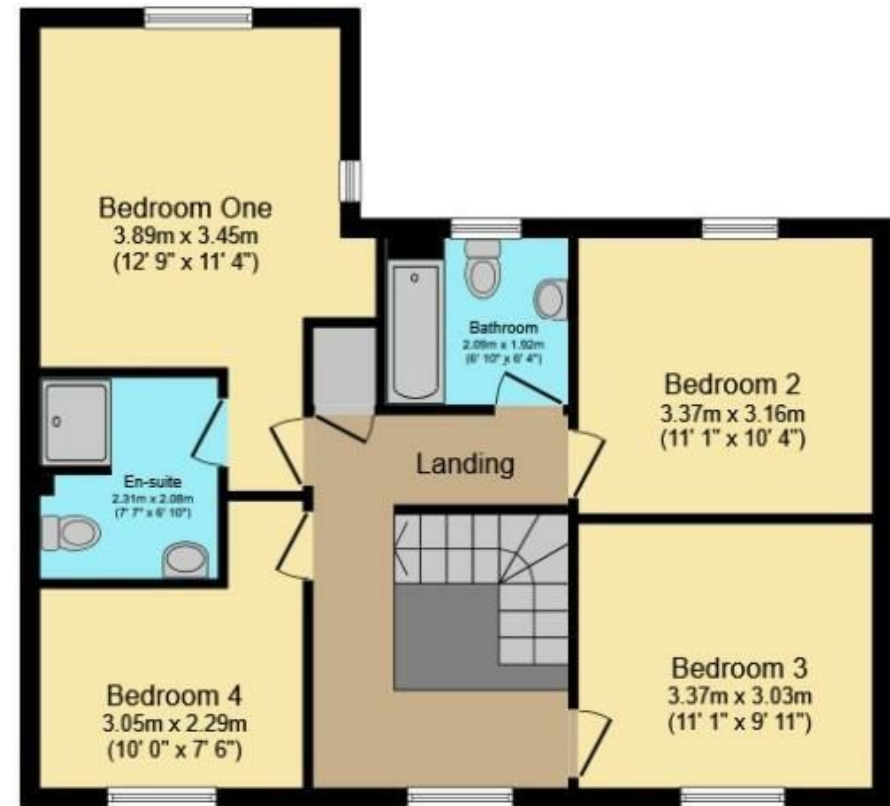
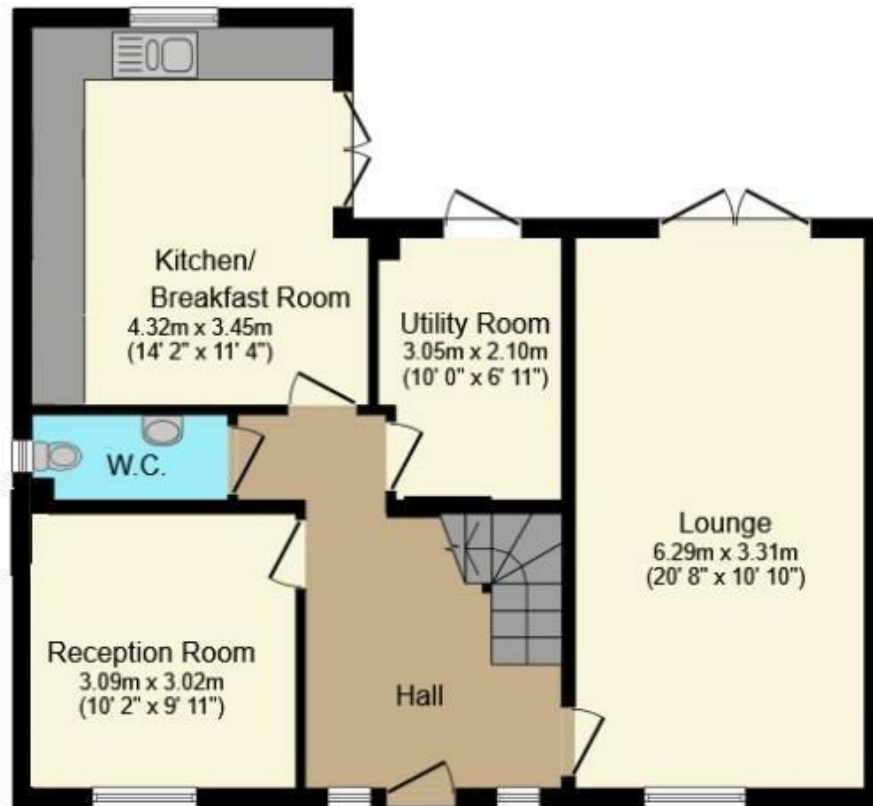
**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

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

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

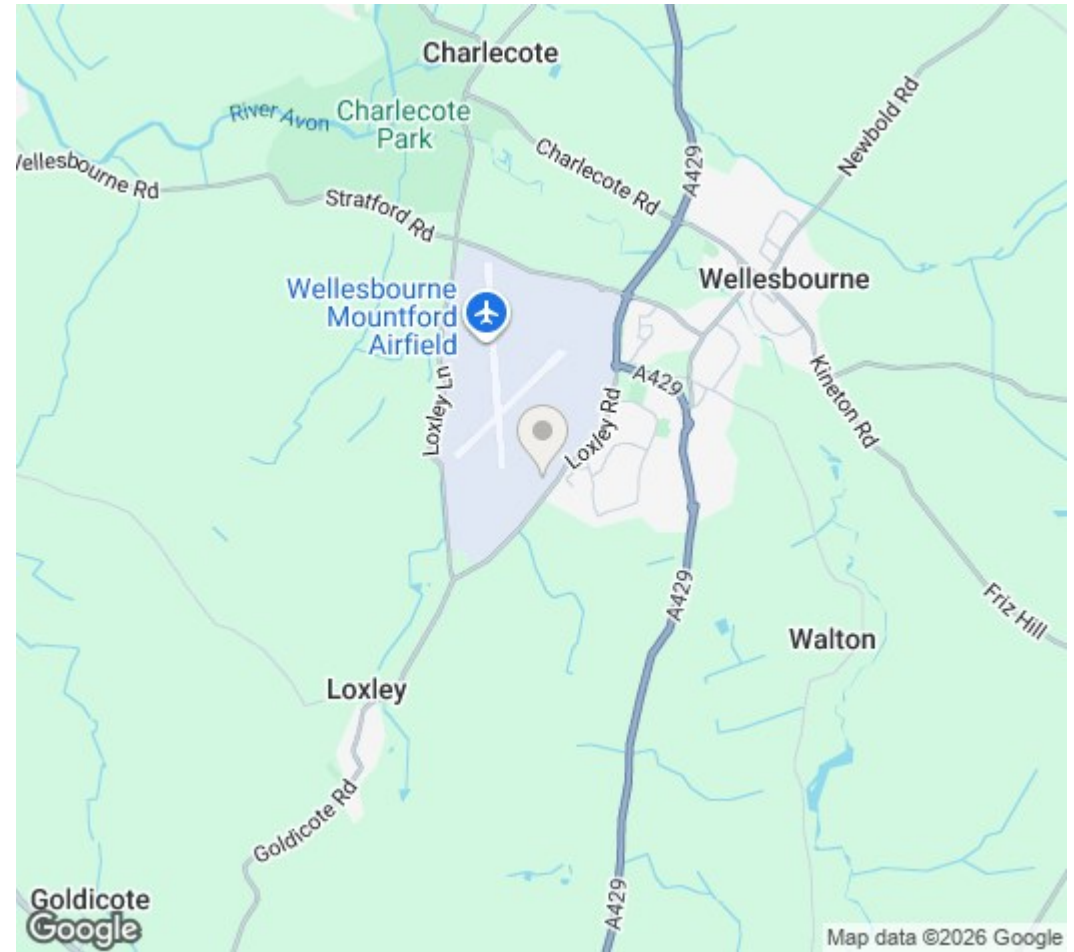
**VIEWING:** By Prior Appointment with the selling agent.





**Total floor area: 137.0 sq.m. (1,474 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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