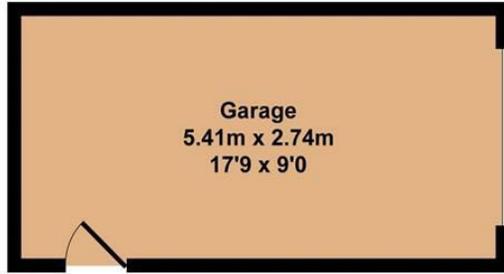


Peter Clarke



50 Palmer Crescent, Warwick, Warwickshire, CV34 7BD



**Garage**  
5.41m x 2.74m  
17'9 x 9'0

Garage  
Approx. Floor  
Area 14.80 Sq.M.  
(159 Sq.Ft.)

**Palmer Crescent, Warwick, CV34 7BD**  
Total Approx. Floor Area 122.40 Sq.M. (1317 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.

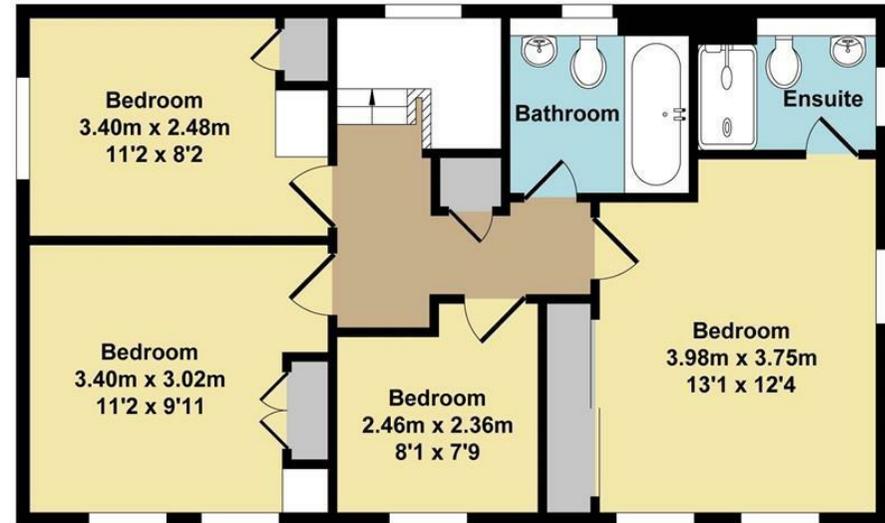


**Living Room**  
5.58m x 4.24m  
18'4 x 13'11

**Kitchen/  
Dining Room**  
5.58m x 3.73m  
18'4 x 12'3

WC

Ground Floor  
Approx. Floor  
Area 53.80 Sq.M.  
(579 Sq.Ft.)



**Bedroom**  
3.40m x 2.48m  
11'2 x 8'2

**Bedroom**  
3.40m x 3.02m  
11'2 x 9'11

**Bedroom**  
2.46m x 2.36m  
8'1 x 7'9

**Bedroom**  
3.98m x 3.75m  
13'1 x 12'4

Bathroom

Ensuite

First Floor  
Approx. Floor  
Area 53.80 Sq.M.  
(579 Sq.Ft.)



- Detached Family Home
- Living Room
- Kitchen/Diner
- Four Bedrooms
- Family Bathroom
- Ensuite Shower Room
- Private Enclosed Rear Garden
- Driveway Parking and Garage
- Viewing Essential
- EPC B



Offers Over £450,000

An immaculate four bedroom detached property maintained to the highest standard with many upgraded features. Briefly comprising kitchen/diner, living room with doors onto the garden, downstairs WC. Whilst to the first floor, four generous bedrooms, family bathroom and ensuite to principle bedroom. Outside has driveway parking, detached garage and rear garden with composite decking and fencing. **VIEWING HIGHLY RECOMMENDED**

#### APPROACH

with an attractive lawned foregarden with shrub borders and paved pathway leading to the front door.

#### ENTRANCE HALL

with double glazed composite door to the front elevation, tiled flooring, inset ceiling downlighters, radiator, stairs leading to first floor and door through to:

#### WC

with part tiling, concealed cistern with dual flush, vanity sink unit, extractor fan, heated towel rail, obscured double glazed window to rear elevation, and downlighters.

#### LIVING ROOM

A good sized room, being dual aspect, with two double glazed windows to the front elevation and large double glazed window and french doors to the side. Television point, inset ceiling downlighters, and two central heating radiators. Also with an understairs storage cupboard.

#### KITCHEN

A large kitchen/diner with an array of wall and base mounted units with complementary granite worktops over, inset one and a half bowl stainless steel sink unit with monobloc chrome tap over. Integrated electric double oven, integrated induction hob with extractor

over, boiler housing unit, integrated dishwasher, integrated washing machine. Dual aspect with two double glazed windows to the front elevation, two double glazed windows to the side elevation, inset ceiling downlighters, tiled flooring, central heating radiator, and space with dining table to comfortably seat 8-10.

#### FIRST FLOOR LANDING

with a newly fitted solid Oak staircase with glass balustrade, central heating radiator, and loft access. Airing cupboard and doors giving way to the first floor accommodation.

#### PRINCIPLE BEDROOM

A good sized double, being dual aspect with two double glazed windows to the front elevation and one to the side, large built in wardrobes, inset ceiling downlighters, central heating radiator and door to En Suite.

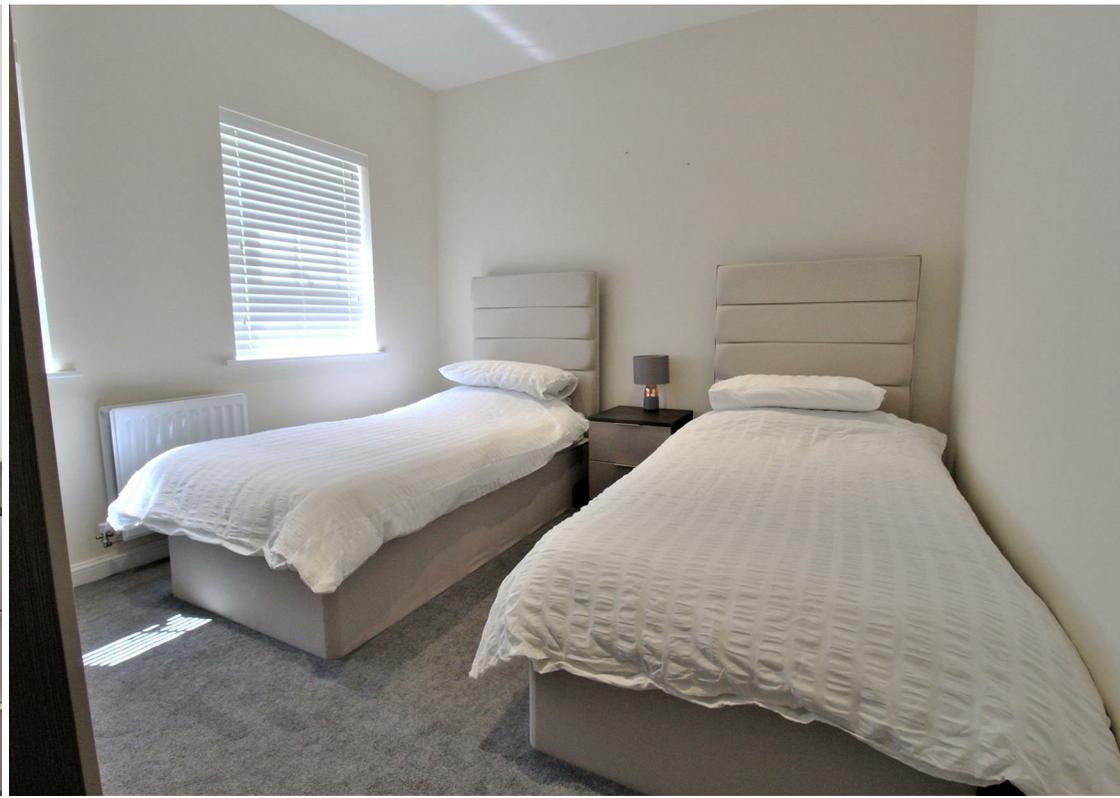
#### EN SUITE

A recently re-fitted suite with a vanity sink and WC unit with concealed cistern and dual flush with storage, walk in shower cubicle with rainfall shower head, inset ceiling downlighters, extractor, full tiling, towel radiator and obscured glass double glazed window to side elevation.

#### BEDROOM TWO

Another good sized double room with two double glazed windows to the front elevation, fitted wardrobes







and drawer unit, central heating radiator, and inset ceiling downlighters.

#### BEDROOM THREE

Another double room with double glazed window to the side elevation, central heating radiator, fitted wardrobe and drawer unit, and inset ceiling downlighters.

#### BEDROOM FOUR

with a double glazed window to front elevation, central heating radiator and inset ceiling downlighters.

#### FAMILY BATHROOM

A recently re-fitted suite with a vanity sink and WC unit with concealed cistern and dual flush with storage, bath with shower over, inset ceiling downlighters, extractor, full tiling, towel radiator and obscured glass double glazed window to rear elevation.

#### GARDEN

mainly laid to lawn with composite fence borders, composite decking, paved area and access to the garage.

#### GARAGE

with up and over doors, lighting and electric car charging points.

#### DRIVEWAY

Driveway with parking for two/three cars.

**TENURE:** The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains gas, electric, water and drainage are connected to the property. However this should 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 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.

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.



# Peter Clarke



Six multi-award winning offices  
serving South Warwickshire & North Cotswolds

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