

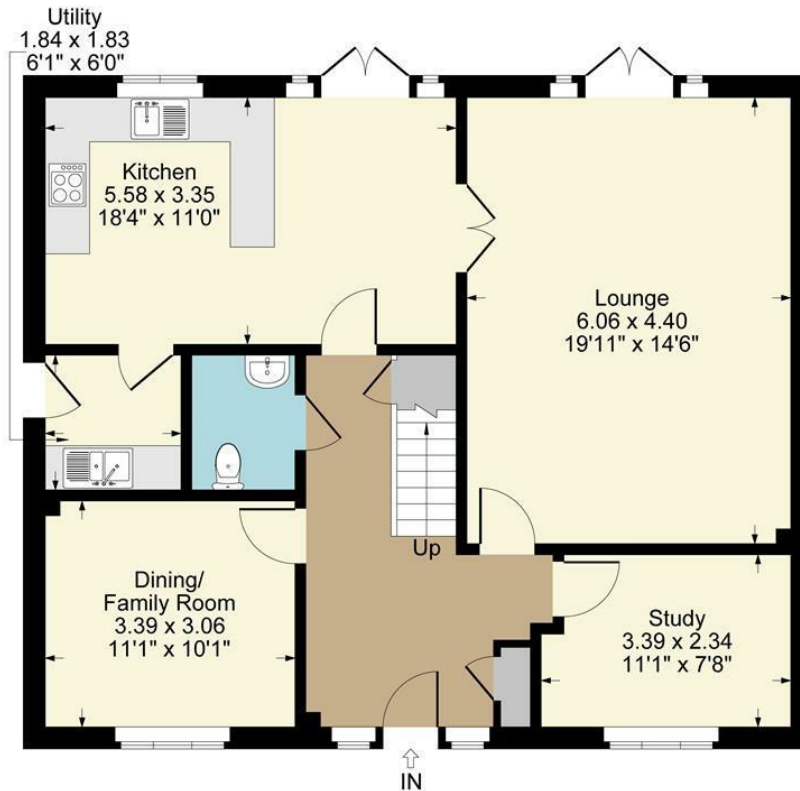
Peter Clarke



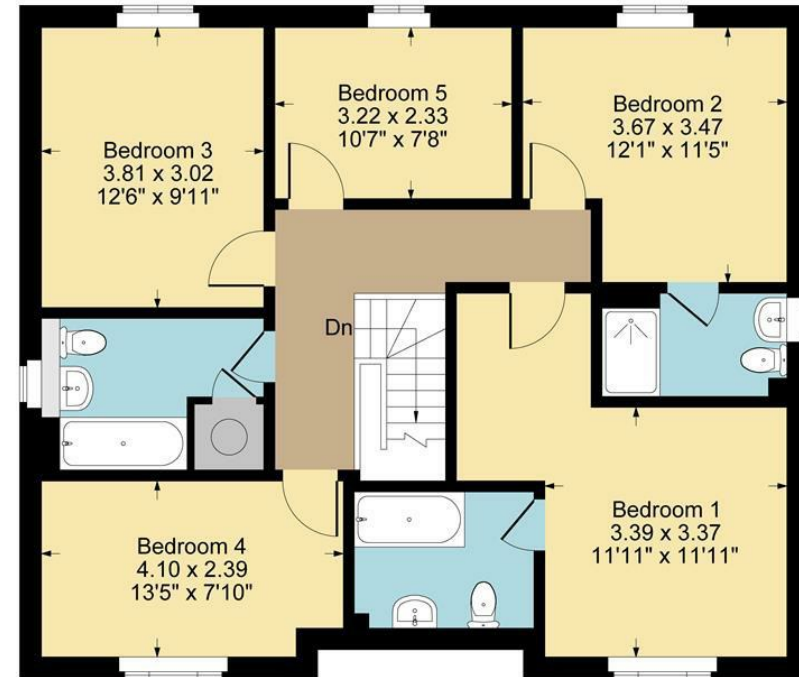
2 Sorrel Green, Warwick, CV34 0AE



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Ground Floor



First Floor

Approximate Gross Internal Area  
 Ground Floor = 86.61 sq m / 932 sq ft  
 First Floor = 85.29 sq m / 918 sq ft  
 Total Area = 171.90 sq m / 1850 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.

- Immaculately presented, well planned accommodation
- Pleasant position with the development overlooking green with mature trees to front
- Three reception rooms
- Kitchen/dining room and utility
- Five bedrooms
- Three bathrooms
- Parking
- Good size double garage
- Approx. 1850 sq.ft.



Guide Price £745,000

An absolutely immaculate five bedroom detached residence situated in a pleasant position overlooking a green to the front with mature trees. Approx. 1850 sq.ft. to include three reception rooms, kitchen/dining room, five bedrooms, three bathrooms, parking and good sized double garage.

## ACCOMMODATION

Front door leads to:

### SPACIOUS HALL

with tiled floor, understairs storage cupboard.

### CLOAKROOM

with WC and wash basin, tiled floor, downlighters.

### SITTING ROOM

with french doors to rear and TV media wall.

### STUDY/RECEPTION ROOM

with tiled floor, window shutters.

### SECOND SITTING ROOM

with window shutters.

### KITCHEN/DINING ROOM

with french doors to rear, one and half bowl sink with taps over and cupboards beneath, further cupboards and Silestone worktops, built in dishwasher, built in oven and grill, built in fridge freezer, kickboard lighting, five burner gas hob with extractor fan over. Tiled floor, downlighters.

## UTILITY

with sink having taps over and cupboards beneath, built in washing machine, Silestone worktop, gas heating boiler, tiled floor.

## FIRST FLOOR LANDING

access to roof space.

### BEDROOM ONE

with sliding doors to wardrobe, window shutters.

### EN SUITE

with WC, wash basin and large shower cubicle with rainfall shower head. Chrome heated towel rail, downlighters, tiled floor, tiled splashbacks.

### BEDROOM TWO

with window shutters

### EN SUITE

with WC, wash basin and large shower cubicle with rainfall shower head. Tiled splashbacks, tiled floor, chrome heated towel rail, downlighters.

### BEDROOM THREE

with window shutters.









#### **BEDROOM FOUR**

with window shutters.

#### **BEDROOM FIVE**

with window shutters.

#### **FAMILY BATHROOM**

with WC, wash basin and bath with shower over having rainfall shower head. Tiled floor, tiled splashbacks, downlighters, chrome heated towel rail, airing cupboard with hot water cylinder.

#### **OUTSIDE TO FRONT**

lawned front garden with path to front door, planted borders, gated access to side to

#### **REAR GARDEN**

with patio, lawn, enclosed by wood fencing and wall.

#### **DOUBLE GARAGE**

20'9" x 20'3"

with two up and over doors to front, electric car charging point , power and light, pedestrian door to rear.

#### **GENERAL INFORMATION**

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

**SERVICES:** We have been advised by the vendor there is mains water, electricity, drainage and gas are connected to the property. However, this must be checked by your solicitor before exchange of contracts. Gas 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:** B. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the Selling Agents.

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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