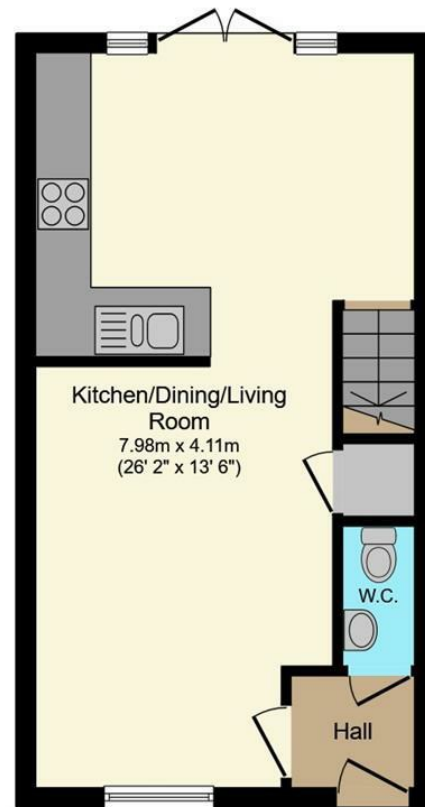


Peter Clarke



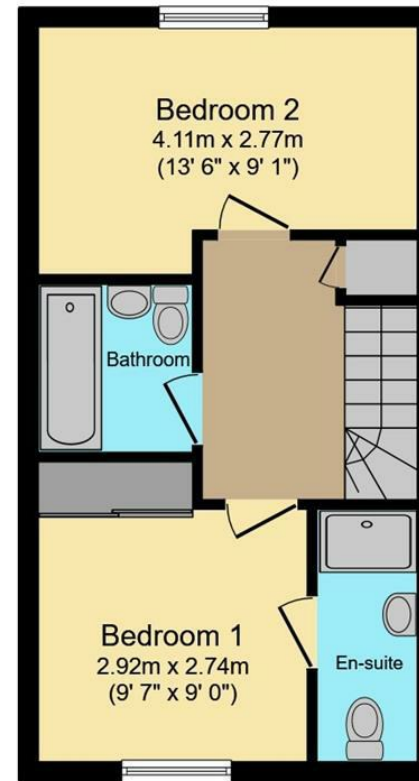
11 Butler Way, Warwick, CV34 8DH

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Ground Floor

Floor area 32.8 m² (353 sq.ft.)



First Floor

Floor area 32.8 m² (353 sq.ft.)

TOTAL: 65.6 m² (706 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



- Recently constructed Redrow home
- Two double bedrooms
- Family bathroom and luxury en suite
- Dual aspect through lounge/kitchen diner
- Downstairs WC
- South westerly facing lawned rear garden
- Off road parking for two cars
- Remainder of NHBC guarantee
- EPC Rating B



Offers In Excess Of
£330,000

A beautifully presented and virtually new two double bedroom semi-detached home situated on the Midsummer Meadow development in Warwick was constructed by Redrow Homes to the Buxton design. The spacious interior accommodation briefly comprises entrance hall with guest WC, through dual aspect lounge/kitchen/diner, two double bedrooms, the principal of which benefits from an en suite shower room, and a beautifully appointed family bathroom. Outside is a south westerly facing lawned rear garden and the property benefits from off road parking for two cars.

APPROACH

accessed from Butler Way via a paved footpath and tarmac driveway leading up to canopy porch with a composite double glazed front door, which opens in to:

ENTRANCE HALL

gives way to open plan living/kitchen and dining room, as well as the guest WC and benefits from high grade vinyl flooring and central heating radiator.

GUEST WC

comprising a contemporary style two piece suite with low level WC and dual flush, wall mounted wash hand basin with chrome monobloc tap, and having ceramic tiling to splashbacks.

OPEN PLAN KITCHEN/LIVING AND DINING AREA

This beautifully presented, incredibly spacious and dual aspect open plan area comprises living/dining and kitchen space with stunning Amtico flooring and features a range of contemporary style wall and base mounted units with contrasting granite effect work surfaces over. Benefiting from a range of AEG integrated appliances including four ring electric hob with brushed stainless steel and glass overhead extractor, electric fan assisted double oven, integrated fridge and freezer. In addition, there is ample space for both living and dining furniture, stairs rising to the first floor landing and useful understairs storage cupboard. The picture is completed with a large double glazed

window to the front elevation and rear facing double glazed windows and French doors leading out to the lawned rear garden.

FIRST FLOOR LANDING

having stairs rising from the kitchen/living/dining room and gives way to both bedrooms and a family bathroom. Benefiting from a large airing cupboard housing the modern Worcester Bosch combination central heating boiler.

BEDROOM ONE

This well proportioned double room features a range of double fronted and mirrored built in storage wardrobes, has a front facing double glazed window and internal panelled door opening into the en suite shower room.

EN SUITE SHOWER ROOM

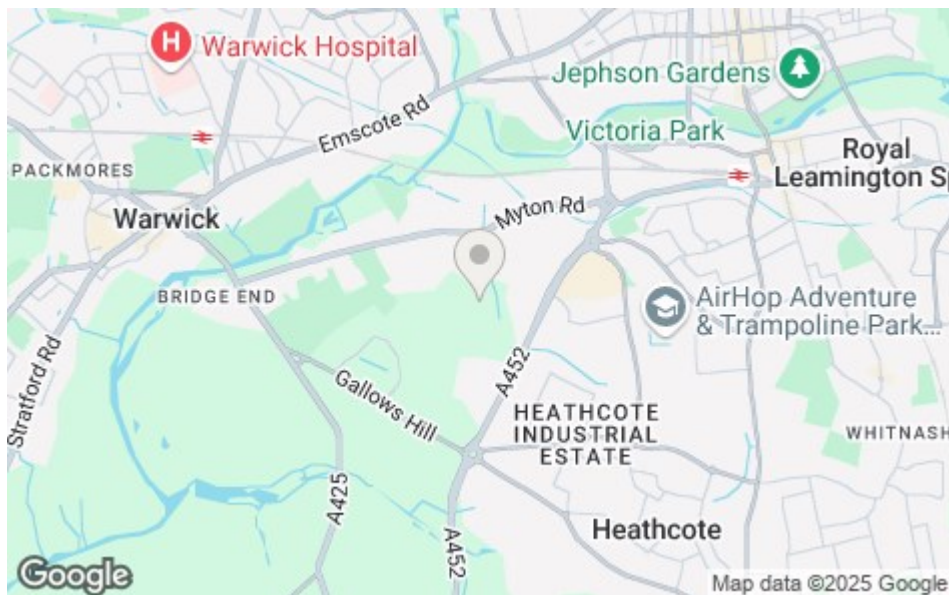
This beautifully presented en suite shower room comprises a three piece suite with low level WC and dual flush, wall mounted wash hand basin with mirrored splashback and enclosed shower cubicle with mains fed shower and folding glass screen. Having ceramic tiling to all shower splashbacks, high grade vinyl flooring and centrally heated ladder style towel radiator.

BEDROOM TWO

Another generous and adaptable bedroom capable of taking a double bed, but currently being utilised as a







single room, with a rear facing double glazed window overlooking the lawned rear garden.

FAMILY BATHROOM

This beautifully appointed three piece family bathroom comprises low level WC with dual flush, wall mounted wash hand basin with chrome monobloc tap and panelled bath with mains fed shower over and fixed glass screen. Having ceramic tiling to all splashback areas, high grade vinyl flooring and a centrally heated towel rail.

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 XXX 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 XXX.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: XXX. 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.





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Peter Clarke

