

Peter Clarke



8 Peabody Way, Warwick, CV34 7BE

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Total Approx. Floor Area 123.60 Sq.M. (1331 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.



- Modern Three Storey Town House
- Fantastic Location Providing Easy Reach To Warwick & Leamington
- Three Generous Bedrooms
- Family Bathroom & En-Suite
- Spacious Living room
- Modern Fitted Kitchen Dining Room
- Guest W.C/Utility and Study
- Driveway, Garage & Landscaped Gardens
- EPC rating B



Offers Over £385,000

A beautifully appointed and spacious three storey three bedroom town house constructed by Messrs Bovis Homes benefitting from the remainder of its NHBC guarantee and having internal accommodation briefly comprising large entrance hallway, guest wc and utility, kitchen dining room, study, first floor living room, three well proportioned bedrooms, master en suite shower room and family bathroom. Outside the property features large tarmac driveway providing ample off road parking for up to three cars, detached single garage and well maintained private lawned rear garden. Internal viewing is highly recommended.

APPROACH

Accessed from Peabody Way via a paved footpath leading to a canopy porch and composite and double glazed front door which opens into :-

ENTRANCE HALL

With stairs rising to the first floor landing and benefits from large understairs storage cupboard and gives way to kitchen dining room, utility and guest WC, useful and adaptable ground floor study. With central heating radiator, high quality vinyl flooring and ceiling mounted lighting.

KITCHEN DINING ROOM

This beautifully appointed contemporary style kitchen dining room comprises a range of grey fronted wall and base mounted units with contrasting Quartz work surfaces over and a range of integrated appliances including double fan assisted electric oven, four ring gas hob with glass splashback and brushed stainless steel overhead extractor, full size dishwasher and integrated fridge freezer. Further to this there is an inset one and one half bowl Franke stainless steel sink with chrome monobloc tap. The kitchen provides ample space for informal dining for up to 6 adults. With UPVC double glazed window and French doors giving views and direct access over the lawned garden, inset downlighters and central heating radiator.

UTILITY AND GUEST WC

This combined utility and guest WC comprises wall mounted wash hand basin with chrome fittings, enclosed cistern dual flush WC and a range of low level grey fronted base mounted units with contrasting wood effect work surfaces over with integrated washing machine and cupboard storage. Having ceramic tiled flooring, central heating radiator, ceiling mounted lighting and extractor fan.

STUDY

This adaptable ground floor room currently being utilised as a home study has a front facing UPVC double glazed window, central heating radiator and ceiling mounted lighting.

ON THE FIRST FLOOR

FIRST FLOOR LANDING

With stairs rising from the entrance hallway and gives way to living room, family bathroom and third bedroom. Benefitting from ceiling mounted lighting, central heating radiator and a large front facing double glazed window. Further staircase leading to bedrooms one and two.

LIVING ROOM

This large main reception room has two rear facing double glazed windows giving views over the landscaped rear gardens, central heating radiator and ceiling mounted lighting.

FAMILY BATHROOM

A beautifully appointed modern family bathroom comprising a three piece white suite with panelled bath, having mains fed shower over and fixed glass screen. Wall mounted wash hand basin with chrome monobloc tap, enclosed cistern dual flush WC. Further to this there is a wall mounted vanity mirror, ceramic tiling to floor and all splashback areas, centrally heated towel rail, ceiling mounted extractor fan and inset downlighters.

BEDROOM THREE

This third bedroom is a well proportioned single with a front facing UPVC double glazed window, central heating radiator and ceiling mounted lighting.

ON THE SECOND FLOOR







SECOND FLOOR LANDING

Having stairs rising from the first floor landing and gives way to master bedroom and bedroom two. With loft access hatch and enclosed storage cupboard.

MASTER SUITE

This large master suite comprises a generous double bedroom and en suite shower room.

MASTER BEDROOM

A good size double bedroom with a rear facing double glazed window, built in double fronted storage cupboard providing both shelving with hanging storage space, central heating radiator and ceiling mounted lighting.

EN SUITE SHOWER ROOM

Comprising a three piece suite with low level WC with enclosed cistern and dual flush, wall mounted wash hand basin with chrome fittings, enclosed sliding door shower cubicle with mains fed shower, having ceramic tiling to floor and all splashback areas, obscure double glazed window to side elevation, centrally heated towel rail, wall mounted vanity mirror, ceiling mounted inset downlighters and extractor fan.

BEDROOM TWO

Another well proportioned double bedroom currently housing a full size double bed and further cot bed with front facing double glazed window, ceiling mounted lighting and central heating radiator.

OUTSIDE

To the front of the property is a well maintained foregarden whilst sitting alongside the house is a tarmac driveway providing off road parking for up to three vehicles which leads up to a detached single garage with gated side access leading into the landscaped and well maintained rear garden.

REAR GARDEN

This well maintained and recently landscaped lawned rear garden had direct access from the side of the property via a timber lockable gate, internal access from the dining room. Benefitting from a paved rear terrace with further decked terrace dining area, well stocked plant and shrub raised beds and 6ft fence panels to three sides,

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 gas, electric, water and mains drainage connected to the property. However, this must 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 E

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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