

Peter Clarke

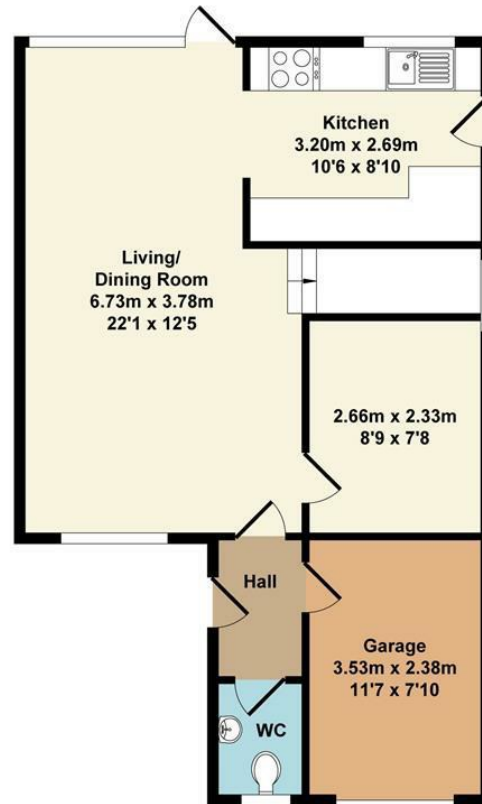


5 Cornwall Close, Warwick, Warwickshire, CV34 5HX

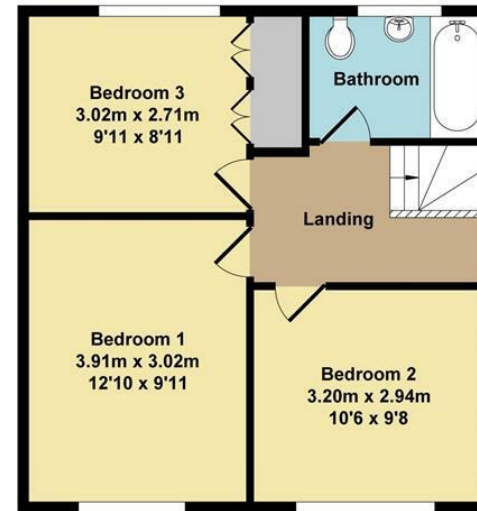
Cornwall Close

Total Approx. Floor Area 98.20 Sq.M. (1057 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.



Ground Floor
Approx. Floor
Area 55.70 Sq.M.
(600 Sq.Ft.)



First Floor
Approx. Floor
Area 42.50 Sq.M.
(457 Sq.Ft.)



- Detached family home
- Three double bedrooms
- Family bathroom
- Through lounge diner
- Two further reception rooms
- Fitted kitchen
- Side by side driveway parking for two cars
- Westerly facing rear garden
- EPC D



Offers In Excess Of
£350,000

This well proportioned and detached family home is located within easy reach of both Warwick and Leamington town centres, Warwick Hospital, the motorway network and train stations as well as local amenities and schools. Having internal accommodation briefly comprising entrance hall, three well sized reception rooms, guest W.C, and fitted kitchen. To the first floor are three sizeable double bedrooms and a family bathroom. Outside the property boasts a driveway providing ample off road parking for two cars side by side whilst to the rear is a westerly facing fence enclosed lawned rear garden. INTERNAL VIEWINGS HIGHLY RECOMMENDED to appreciate the size and potential that this fantastic family home has to offer.

APPROACH

Accessed from Cornwall Close via a driveway and footpath leading to a UPVC and double glazed front door opening into entrance hallway.

ENTRANCE HALLWAY

Gives way to guest W.C and home office as well as having an internal door leading through to the lounge/diner.

GUEST WC

Comprising two piece suite with low level WC, wall mounted wash hand basin, ceramic tiling to floor and all splashback areas, obscured double glazed window to the front elevation, central heating radiator and ceiling mounted lighting.

HOME OFFICE

This adaptable reception room has been used as an occasional bedroom over time and has a front facing double glazed window, central heating radiator and ceiling mounted lighting.

LIVING/DINING ROOM

This sizeable through lounge diner has dual aspect double glazed windows to both front and rear elevations with UPVC double glazed door giving views and direct access onto the paved rear terrace and lawned garden beyond. With wood laminate flooring and central heating radiator and giving access to

further family room and kitchen with stairs rising to the first floor landing, In addition this sizeable reception room also provides ample room for both living and dining furniture.

FAMILY ROOM

The third adaptable reception area currently used as a family area and art studio has side facing obscured double glazed window, useful under stairs storage cupboard, ceiling mounted lighting and central heating radiator.

KITCHEN

Comprising a range of light wood coloured wall and base mounted units with contrasting work surfaces over and having an inset sink and drainer with monobloc tap. In addition space and plumbing provided for both washing machine and dishwasher as well as space for a freestanding upright cooker. Further to this there's a useful under stairs larder, large UPVC double glazed window to the rear elevation providing views over the lawned rear garden and double glazed obscured side access door leading to the side paved footpath.

FIRST FLOOR LANDING

Has stairs rising from the living room area and gives way to the first floor landing. With loft access hatch opening into the loft storage area and an airing cupboard, three bedrooms and a family bathroom.







BEDROOM ONE

This large double bedroom has a front facing UPVC double glazed window, ceiling mounted lighting and central heating radiator.

BEDROOM TWO

Another well sized and front facing bedroom has a large double glazed window overlooking the fore garden, ceiling mounted lighting and central heating radiator.

BEDROOM THREE

A rear facing double bedroom with double glazed window overlooking the rear garden and benefitting from a large internal storage cupboard.

FAMILY BATHROOM

Comprising a white suite with low level WC, pedestal mounted wash hand basin, panelled bath with chrome fittings and electric Triton shower over. Having vinyl flooring and ceramic tiling to all splashback areas, an obscured double glazed window to rear elevation.

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 electricity, gas, water and 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 D

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

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS

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



Multi-award winning offices
serving South Warwickshire & North Cotswolds

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