

Peter Clarke



4 Keyte Road, Ilmington, Shipston-on-Stour, Warwickshire, CV36 4LP

- Extended Semi-Detached Property
- Karndean Flooring to Hall and Kitchen/Dining/Family Room
- Sitting Room with Arada Woodburning Stove
- Double Doors Leading to Rear Garden
- Bathroom with Bath & Separate Shower
- Four Bedrooms
- Utility & Cloakroom
- Artificial Grass to Rear Garden
- Hot Tub & Summer House Included
- NO ONWARD CHAIN



Offers Over £500,000

A beautifully presented, extended semi detached house in the sought after village of Ilmington. The accommodation briefly comprises of entrance hall, dual aspect sitting room, kitchen/dining/family room, utility and cloak room to the ground floor. To the first floor there are four bedrooms and a bathroom. To the front of the property is an attractive garden with planted borders and to the rear is a landscaped garden with hot tub and summer house. Viewing is highly recommended to appreciate the accommodation on offer.

ACCOMMODATION

The generous entrance hall has stairs leading to the first floor. The sitting room is dual aspect with an Arada wood burning stove and has double door leading to the rear garden. The kitchen/dining room has a range of base ,wall and drawer units with work surfaces over, an electric range style cooker, space for fridge/freezer and dishwasher. Double doors leading to the rear garden. The utility room has space and plumbing for washing machine and tumble dryer, storage and the boiler. A cloakroom completes the ground floor accommodation. To the first floor the main bedroom has built in wardrobes. There are three further bedrooms and a modern bathroom. The front garden has been landscaped with planted borders. The rear garden is also landscaped with a patio area, raised garden with artificial grass, composite decking with hot tub, summer house and a gate giving side access.

GENERAL INFORMATION

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 electricity, water and drainage are connected to the property. However, this should be checked by your solicitor before exchange of contracts. Oil central heating.

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 Stratford on Avon District Council and is understood to lie in Band C

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

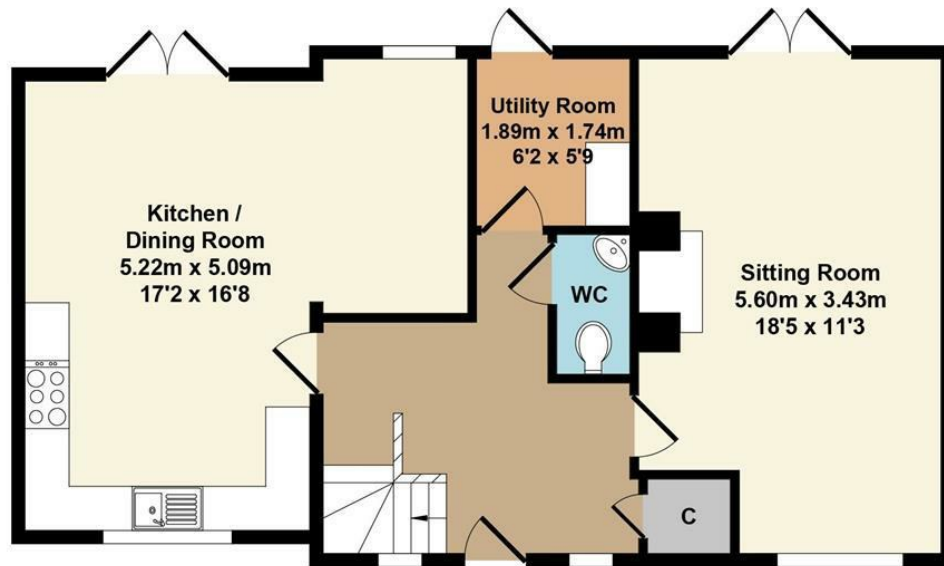
VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS

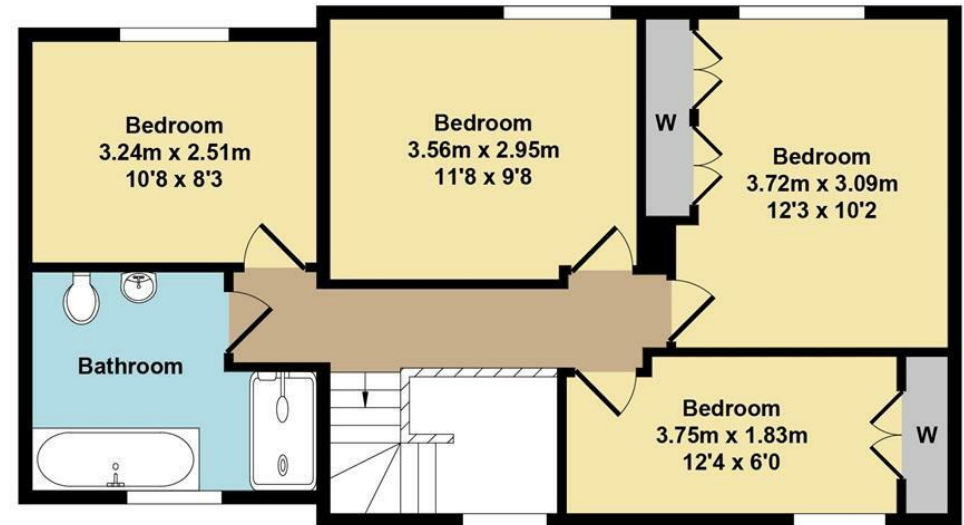
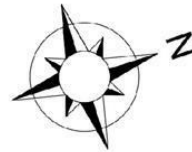


Kyte Road, Ilmington, CV36 4LP
Total Approx. Floor Area 113.0 Sq.M. (1216 Sq.Ft.)

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.

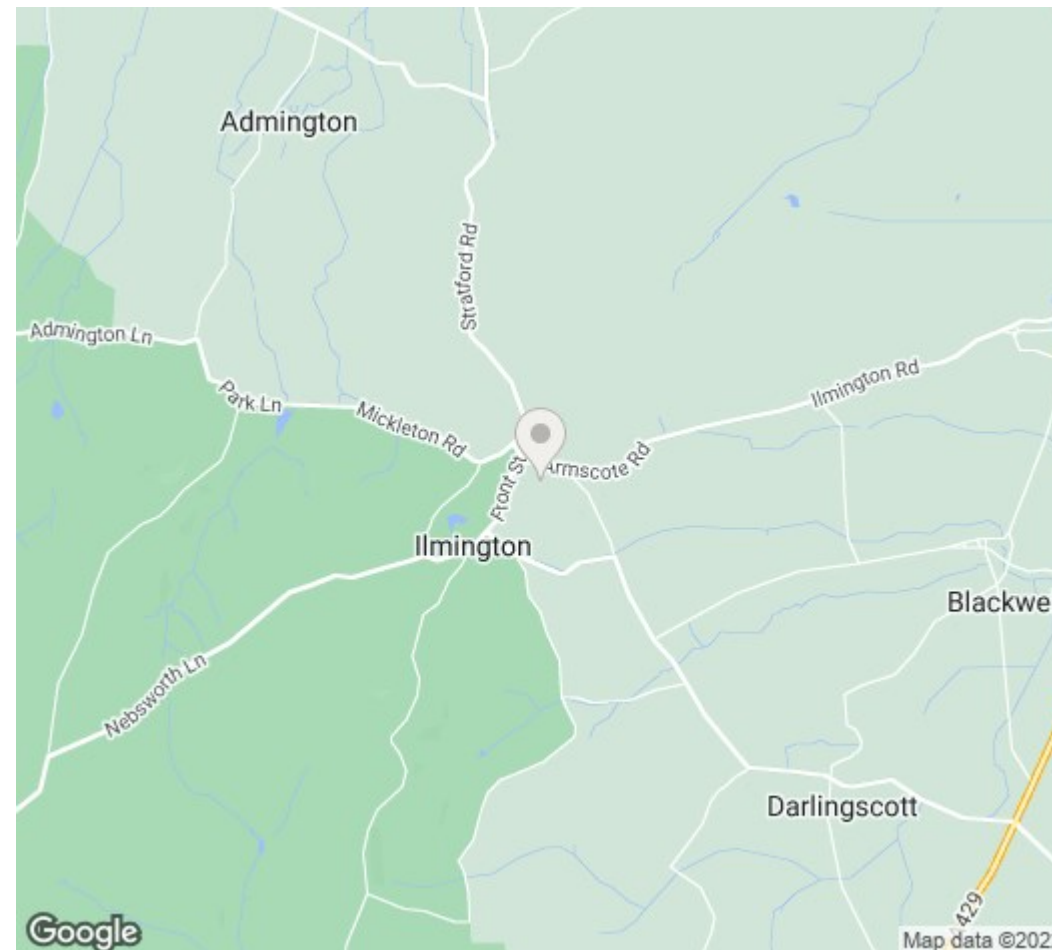


Ground Floor
Approx. Floor
Area 56.50 Sq.M.
(608 Sq.Ft.)



First Floor
Approx. Floor
Area 56.50 Sq.M.
(608 Sq.Ft.)





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.

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

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