

Peter Clarke



5 Windmill Way, Tysoe, Warwick, CV35 0SB

5 Windmill Way, Upper Tysoe



Approximate Gross Internal Area
 Ground Floor = 88.76 sq m / 955 sq ft
 First Floor = 81.84 sq m / 881 sq ft
 Garage = 30.21 sq m / 325 sq ft
 Total Area = 200.81 sq m / 2161 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

- Detached family house
- Village with amenities and school
- Double driveway and double garage
- Two receptions and an open plan kitchen/dining/living room
- Enclosed garden to rear
- Very well presented throughout
- Viewing highly recommended



£680,000

An updated and improved four bedroom detached family home located on a popular cul-de-sac within the village of Tysoe. Further benefits include open plan kitchen/dining room/living room, sitting room with dual fuel stove, study/playroom and a main bedroom with dressing area and en suite shower room.

ENTRANCE HALL

with understairs storage, Amtico tiled flooring.

CLOAKROOM

with opaque window to front, pedestal wash hand basin, WC, part tiled walls and Amtico flooring.

SITTING ROOM

with a dual aspect, Charnwood multi-fuel burning stove.

STUDY

with window to front often used as a playroom.

KITCHEN/DINING ROOM

with window and two separate doors to rear, spotlights. Kitchen Area comprising John Nicholls matching wall and base units with wooden worktop and breakfast bar over incorporating one and a half bowl stainless steel sink with drainer. Space for range cooker with tilted brushed metal extractor fan hood over, integrated fridge freezer, dishwasher. Opens into seating and dining area with Amtico flooring throughout the room.

BOOT ROOM

with window to front, loft hatch, Amtico flooring. Doors to utility and integral garage.

UTILITY

with door to garden, range of wall and base units with worktop over incorporating stainless steel sink with drainer, space for washing machine.

INTEGRATED DOUBLE GARAGE

with two up and over doors, window to rear, loft hatch leading to a boarded loft space with light. Wall mounted Vaillant gas boiler, internal power and light.

FIRST FLOOR LANDING

with loft hatch leading to a boarded loft with light, also housing pressurised Gledhill water tank. On the landing, there is also space for a potential study area. Airing cupboard with slatted shelving and internal radiator.

MAIN BEDROOM

with window to front, archway into DRESSING AREA with two sets of double wardrobes with internal rail and shelf over.

EN SUITE SHOWER ROOM

with opaque window to side, extractor fan, shower cubicle, recently installed Calypso Chiltern unit housing wash hand basin and WC with low level cupboards and hidden shaver point. Chrome heated towel rail, part tiled walls, Amtico flooring.

BEDROOM

with window to rear. A double room with fitted double wardrobe.

BEDROOM

with window to front having a lovely view.

BEDROOM

with window to rear.







BATHROOM

with opaque window to rear, extractor fan, bath with shower over, recently installed Calypso Chiltern unit housing wash hand basin and WC, range of cupboards and drawers with hidden shaver point. Chrome heated towel rail and part tiled walls, Amtico flooring.

OUTSIDE TO FRONT

A canopy porch leads to the recently installed Anglian front door. There is a mix of paved pathways, laid to lawn, low hedgerow, double tarmacadam driveway, side gate leading to:

REAR GARDEN

having a mix of paved pathways, patios, laid to lawn, mature shrubs and trees, outside light and tap, timber shed and panelled fence boundaries.

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 electric, water, drainage connected to the property. However, this must be checked by your solicitor before exchange of contracts. Heating is LPG.

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: E. 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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