

Peter Clarke



21 Farnell Drive, Stratford-upon-Avon, Warwickshire, CV37 9DJ

21 Farnell Drive  
 Total Approx. Floor Area 164.19 Sq.M. (1767 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 appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



Garage  
 Approx. Floor Area 29.72 Sq.M. (320 Sq.Ft.)



Ground Floor  
 Approx. Floor Area 68.63 Sq.M. (739 Sq.Ft.)



First Floor  
 Approx. Floor Area 65.91 Sq.M. (709 Sq.Ft.)



- Beautifully presented
- Upgraded and altered to a very high standard
- Walking distance of town centre
- Pleasant small cul de sac and located off private drive
- Hall and cloakroom
- Sitting room with wood burner, and study
- Open plan kitchen/dining/family room
- Four bedrooms, refitted bathroom and en suite
- Ample parking and double garage
- Attractive front and rear gardens with southerly aspect



Guide Price £650,000

A superb four bedroom detached residence upgraded and finished to a very high standard, located off a private drive in a small cul-de-sac situated within walking distance of the town centre. Hall and cloakroom, sitting room, open plan kitchen/dining/family room, study, four bedrooms, refitted bathroom and en suite. Ample off road parking, double garage, attractive front and very pretty rear gardens with a southerly aspect.

### ACCOMMODATION

An inset storm canopy leads via a front door to

### ENTRANCE HALL

### CLOAKROOM

with wc and wash basin with cupboards below, tiled splashbacks, wood effect floor.

### SITTING ROOM

with bay window to front, wood burner, window shutters and folding doors to

### OPEN PLAN KITCHEN/DINING/FAMILY ROOM

### REFITTED KITCHEN AREA

with one and a half bowl single drainer sink unit with monobloc mixer taps over and cupboards beneath. Fitted with a further range of cream high gloss cupboard units with Silestone worktop, upturn and pan drawers. Siemens built in oven and microwave, AEG four ring hob with feature extractor fan over, built in fridge freezer, Bosch built in dishwasher, tiled floor with underfloor heating.

### DINING/FAMILY AREA

with square bay window and sliding door to garden.

### REFITTED UTILITY ROOM

with space and plumbing for washing machine and drier, work surface and cupboard, tiled floor with underfloor heating, tiled splashbacks.

### STUDY

with wood effect floor, sliding doors to wardrobes.

### FIRST FLOOR LANDING

with access to roof space. Storage cupboard, airing cupboard with access to Valliant gas heating boiler.

### BEDROOM ONE

with two double doors to wardrobe.

### LUXURY FITTED SHOWER ROOM

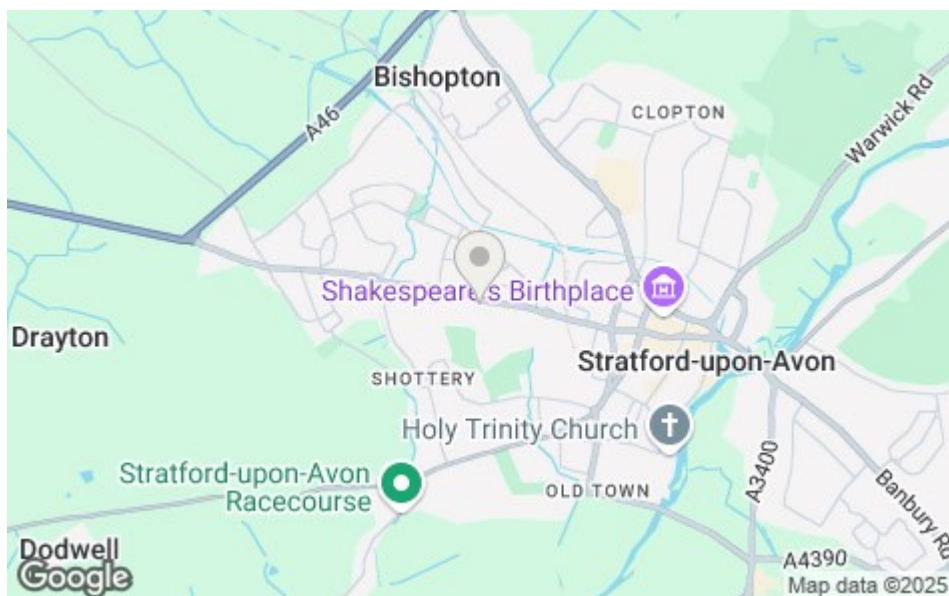
with wc, wash basin and large shower cubicle, tiled splashbacks, downlighters, tiled floor, feature white oak panelling.

### BEDROOM TWO

with double doors to wardrobe.







### **BEDROOM THREE**

with double doors to wardrobe.

### **BEDROOM FOUR**

### **REFITTED BATHROOM**

with wc, wash basin and L shaped bath with shower screen and Hansgrohe shower over. Feature ladder towel rail.

### **OUTSIDE**

The front garden has a pathway and attractive planted borders. Gated access from the drive leads to the rear garden. There is a shared private drive leading to six properties and ample tarmacadamed off road parking for this property with access to

### **DOUBLE GARAGE**

of brick and pitched tiled roof construction, with two up and over doors to front, power and light and pedestrian door to side.

### **REAR GARDEN**

with southerly aspect patio area, feature circular pebble seating area with further gravelled seating area and pebble steps. Evergreen, shrub and perennial planted borders. Access to the rear of the garage where there is a raised vegetable bed. The garden is enclosed by wood fencing and hedging.

### **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, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating to radiators.



**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 F.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** C. 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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