

Peter Clarke



19 Samantha Close, Welford on Avon, Stratford-upon-Avon, Warwickshire, CV37 8DT

- Originally built as a four bedroom home
- Presented to a high specification throughout
- Fitted shutters to the ground floor
- Low maintenance rear garden
- Garage and off road parking
- Popular village location
- Located in a cul de sac
- In the priority area for Welford on Avon Primary School



£625,000

Built in 2015 by CALA homes is this three DOUBLE bedroom (formerly four bedroom) detached home with GARAGE, located in a quiet cul-de-sac location in the popular village of Welford-on-Avon. Being presented to a high specification throughout, and having been very well maintained by the current owner, we believe this property would make an ideal turn-key home.

ACCOMMODATION

Entrance hall with under stairs storage cupboard. Cloakroom with wc, wash hand basin. Sitting room being triple aspect with wood burning stove and double doors to garden. Family kitchen with matching wall, base and drawer units with granite work surface over and incorporating one and a half bowl sink and granite drainer, integrated Smeg appliances including two ovens, four ring electric hob with overhead canopy extractor, fridge freezer, dishwasher, combi-microwave/grill and a Caple wine cooler. Utility with base units, work surface over incorporating stainless steel sink, space for washing machine, door to garden.

Landing with airing cupboard housing "Santon Premier Plus" hot water cylinder. Main bedroom, formerly two rooms, but the current owner has removed a partition wall to create a wonderful principal bedroom running the full length of the property, two built in wardrobes. En suite with shower cubicle having rainfall shower head and additional hand held attachment, wc and wash hand basin, wall mounted heated towel rail, loft access. Bedroom Two with built in wardrobe. Bedroom Three with built in wardrobe. Bathroom with white suite comprising bath with rainfall shower head and additional hand held shower attachment, wc and wash hand basin.

Outside to the rear is a low maintenance lawned garden with three separate seating areas allowing the sunshine to be enjoyed throughout the day, flower bed borders and enclosed by hedging at the rear. Gated side access and pedestrian door to garage. Garage with up and over door, power, light and additional storage into the eaves. At the front is tandem parking for two cars.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. There is an annual maintenance charge for the site of approximately £600 pa. 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. Electric 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.

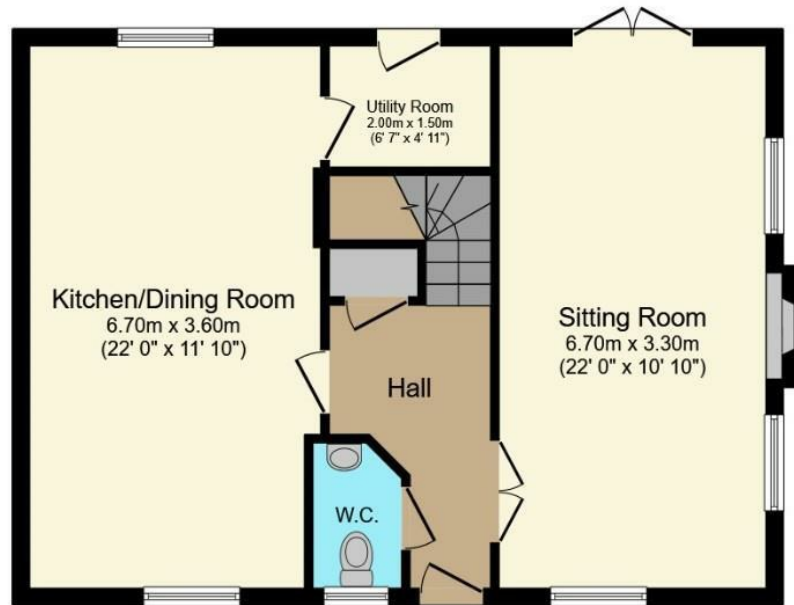
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band F.

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 agent.

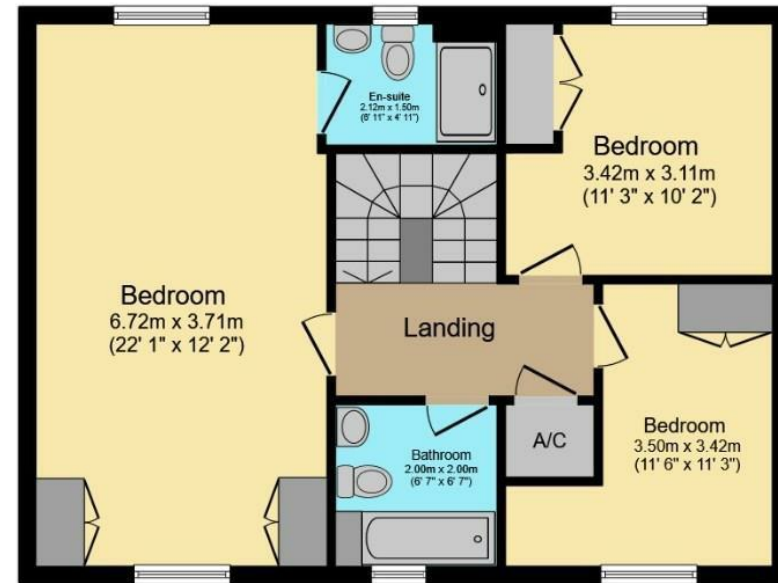


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Ground Floor

Floor area 60.9 sq.m. (656 sq.ft.)



First Floor

Floor area 61.0 sq.m. (656 sq.ft.)

Total floor area: 121.9 sq.m. (1,312 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





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serving South Warwickshire & North Cotswolds

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