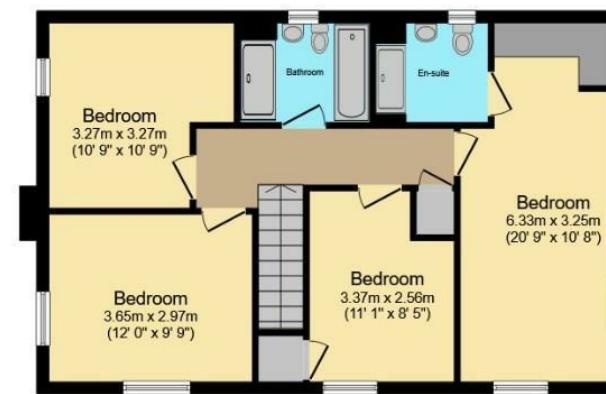


Peter Clarke



1 Walnut Walk, Lower Quinton, Stratford-upon-Avon, Warwickshire, CV37 8UU



Total floor area 144.3 sq.m. (1,553 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

- Significantly upgraded and beautifully presented
- Sitting room with dual aspect and wood burner
- Superb kitchen/family room with French doors to garden and built in appliances
- Utility room
- Four bedrooms, bathroom and en suite
- Part walled gardens, parking for two vehicles, plus garage
- West facing views over fields



Offers Over £522,500

A significantly upgraded four bedroom detached residence built in 2018 by Cameron Homes. Beautifully presented with sitting room with wood burner and dual aspect, superb kitchen/family room with upgraded work tops and French doors to garden, utility, four bedrooms, bathroom and en suite, attractive part walled gardens, parking and garage. West facing views over fields. The property benefits from upgraded internal oak doors throughout.

#### **ACCOMMODATION**

A front door leads to

#### **ENTRANCE HALL**

with tiled floor and storage cupboard.

#### **CLOAKROOM**

with wc and wash basin, tiled floor, part wood panelling to wall.

#### **SITTING ROOM**

with dual aspect, feature cornice, oak floor, stone effect fireplace housing wood burning stove.

#### **KITCHEN/FAMILY ROOM**

with dual aspect, French doors to garden, five burner gas hob with built in oven and grill below, one and a half bowl sink with taps over and cupboards beneath, further cupboards and upgraded work surface, built in fridge/freezer, built in dishwasher, part wood panelling to walls, breakfast bar.

#### **UTILITY ROOM**

with space and plumbing for washing machine, space for dryer, fitted cupboards, Worcester LPG heating boiler, tiled floor.

#### **FIRST FLOOR LANDING**

access to roof space and storage cupboard.

#### **BEDROOM ONE**

with dual aspect, feature cornice, sliding doors to wardrobe.

#### **EN SUITE**

with wc, wash basin and large shower cubicle with rainfall shower head, tiled floor, tiled splashbacks, chrome heated towel rail, downlighters.

#### **BEDROOM TWO**

with dual aspect.

#### **BEDROOM THREE**

#### **BEDROOM FOUR**

with built in wardrobe.

#### **BATHROOM**

with wc, wash basin and bath with shower attachment, large shower cubicle, tiled floor, chrome heated towel rail.

#### **OUTSIDE**

There are attractive planted borders to the front and side.







## REAR GARDEN

with two block paved patio seating areas, lawn, planted borders, partly enclosed by wall, with gated access to side. Block paved parking for two vehicles.

## GARAGE

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

## GENERAL INFORMATION

**TENURE:** The property is understood to be freehold although we have not seen evidence. We have been advised by the vendor there is an estate maintenance charge of approximately £250 - £300 per annum. This should be checked by your solicitor before exchange of contracts.

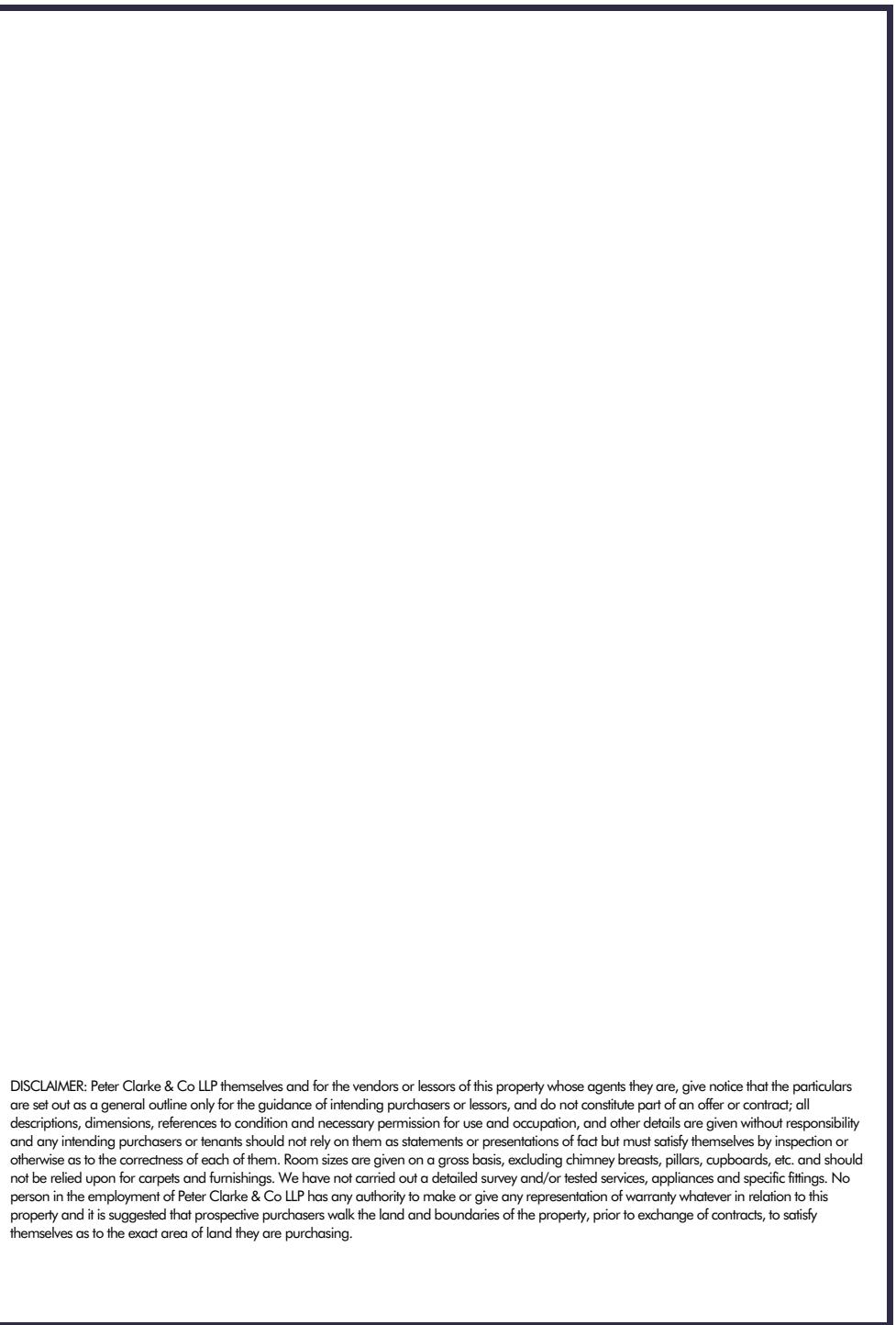
**SERVICES:** We have been advised by the vendor that mains electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. LPG heating.

**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:** C. 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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