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RESIDENTIAL

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THE  
CEDARS

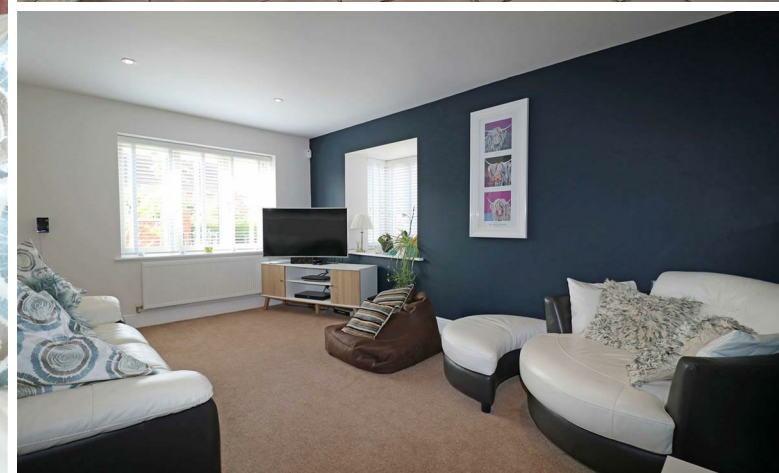
PRIVATE ROAD

NO UNAUTHORISED TURNING OR PARKING

21, Wasperton Lane, Barford, Warwick

Price Guide  
£385,000





Located in the popular village of Barford, this modern, cottage-style house, forms part of a small select development known as The Cedars. Finished with a stylish interior specification the accommodation in brief affords; Entrance hall, cloakroom, living room with side bay window, modern kitchen with dining area that opens onto the rear garden, en-suite to the master bedroom, two further bedrooms, main bathroom, gas heating, double glazing, good sized rear garden with Oak Gazebo, driveway and garage. Energy rating B

#### Location

The popular village of Barford has a very lively community shop, a thriving drama group, playgroup, nursery, art gallery, school, and pubs. There are some beautiful walks to be taken from the house and Warwick Castle parklands are also close by. Access to major road and rail services is only a few minutes drive away and Warwick, Leamington Spa, and Stratford are very near for major shopping, sightseeing, or the theatre.

#### Approach

Through a cottage-style entrance door with a spy hole into:

#### Entrance Hall

Karndean floor, radiator, downlighters and doors to:

#### Cloakroom

White suite comprising Villeroy & Boch WC, vanity basin with storage below, chrome heated towel rail, downlighters, extractor fan, and a matching Karndean floor.







### Living Room

16'4" x 11'4" (4.98m x 3.46m)

Downlighters, double glazed window to the front aspect and a further double glazed bay window to the side aspect with a deep display cill, stairs to the first floor with understairs storage and door to:

### Dining Kitchen

15'7" x 9'6" widening to 12'0" (4.77m x 2.91m widening to 3.66m)

Having a contemporary range of contrasting high

gloss base and eye-level units, Quartz worktops, and upturns with an inset sink and rinse bowl. Pull out larder unit, Zanuzzi double electric oven, and 4 ring gas hob with extractor unit over, integrated fridge/freezer and dishwasher, space for a washing machine, feature Karndean floor, radiator, downlighters, double glazed window to rear and double glazed French doors provide access to the rear garden.

### First Floor Landing

Access to roofspace and doors to:

### Bedroom One

11'9" x 8'3" (3.60m x 2.54m)

Built-in double-door wardrobe, additional bulk head storage linen/storage cupboard, radiator, double glazed window to the rear aspect and door to:

### En-suite Shower

Villeroy & Boch WC, vanity wash hand basin with storage below, tiled shower enclosure with shower system and glazed sliding door, shaver point, chrome heated towel rail, downlighters, karndean floor, and a double-glazed window.





### Bedroom Two

11'10" x 7'11" (3.61m x 2.43m )

Radiator and a double-glazed window to the front aspect.

### Bedroom Three

8'4" x 7'4" (2.55m x 2.26m )

Radiator and a double-glazed window to the front aspect.

### Main Bathroom

Villeroy & Boch suite comprising bath with shower

system over and a glazed shower screen, WC, vanity wash hand basin with storage below, shaver point, downlighters, chrome heated towel rail, and a double-glazed window.

### Outside

There is an attractive open-plan front garden with wrought iron fencing and a shared pedestrian gate leading to the property.

### Rear Garden

Having a generously sized patio area leading to the

lawned garden with some raised beds. The garden also enjoys a tucked-away Oak framed Gazebo with a cedar shingle roof, guttering, and external lighting and power. The gardens are enclosed on all sides with gated rear pedestrian access.

### Garage

18'5" x 9'6" (5.63m x 2.92m )

Having an electric up & over door, power and light, and a service door to the side. There is a driveway in front of the garage that provides good off-road parking.







### Services

All main services are understood to be connected NB We have not tested the heating, domestic hot water system, kitchen appliances, or other services, and whilst believing them to be in satisfactory working order we cannot give warranties in this respect. Interested parties are invited to make their own enquiries.

### Tenure

The property is understood to be freehold although

we have not inspected the relevant documentation to confirm this.  
There is a service charge of approximately £50 per month for the upkeep of the communal areas.

### Council Tax

Band D Warwick District Council



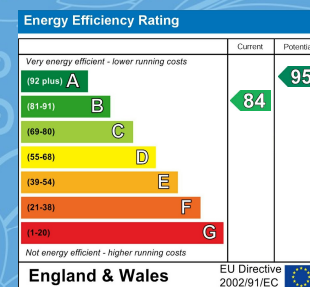


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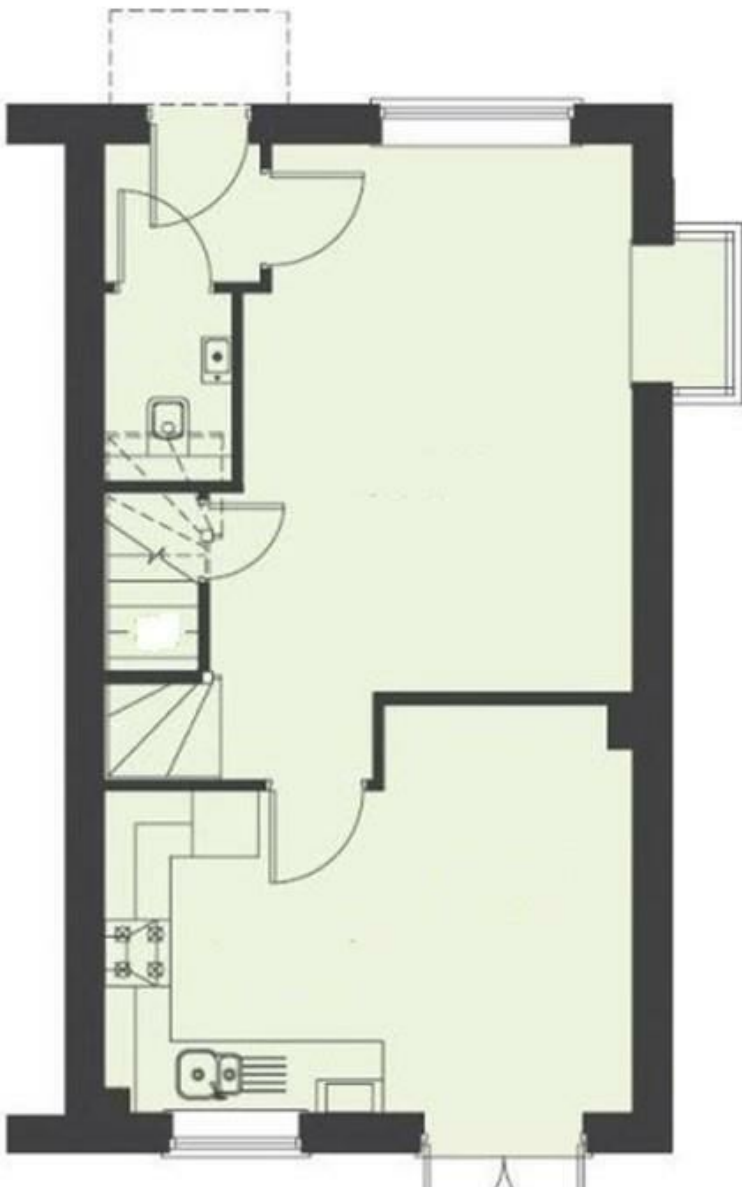
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Ground Floor



First Floor



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