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RESIDENTIAL

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17, Wasperton Lane, Barford, Warwick

Price Guide  
£410,000



Situated 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, high specification interior the accommodation briefly affords; Entrance hall, cloakroom, living room, 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 front and rear gardens, garage and driveway. Energy rating B

#### Location

The popular village of Barford has a very lively community shop, a thriving drama group, a playgroup, a nursery, an art gallery, a school, and village 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 minute's drive away and Warwick, Leamington Spa, and Stratford are very near for major shopping, sightseeing, or the theatre.

#### Approach

Through cottage style double glazed entrance door into

#### Entrance Hall

Ceramic tiled floor, radiator, downlighters. Doors to:

#### Cloakroom

Villeroy and Boch white suite comprising WC with a concealed push button cistern. Wall-hung wash hand basin with storage below, chrome heated towel rail, matching tiled floor, and downlighters.





### Living Room

16'3" x 11'7" (4.96m x 3.54m)

Downlighters, understairs Storage Cupboard, wall-mounted Honeywell thermostat control panel, two radiators, stairs rising to First Floor, double glazed window to front aspect. Door to:

### Dining Kitchen

13'8" x 12'0" narrowing to 9'6" (4.17m x 3.68m narrowing to 2.91m)

Having an attractive range of matching gloss

fronted base and eye level units with Quartz worktops, upturns, and feature herringbone tiled splashbacks. Inset stainless steel sink unit with mixer tap and rinse bowl. Built-in electric oven and four-ring gas hob with extractor unit over. Integrated dishwasher and fridge/freezer, space, and plumbing for washing machine. Concealed Logic gas-fired boiler, additional white high gloss eye level units. Downlighters, extractor fan, radiator, double-glazed window to rear aspect, and double-glazed French doors provide access to the rear garden.

### First Floor Landing

Access to roof space which is extensively boarded. Doors to:

### Bedroom One

11'9" x 8'3" min (3.60m x 2.53m min)

Built-in sliding double door wardrobe, built-in Linen/Storage Cupboard, radiator. Door to:

### En-Suite

Villeroy & Boch white suite with chrome fittings





comprising WC with a concealed push button cistern. Wall-hung vanity unit with storage below. Tiled shower enclosure with shower system and glass sliding doors. Shaver point, complementary tiled splashbacks and tiled floor, downlighters, extractor fan, chrome heated towel rail, 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

8'5" x 7'4" (2.57m x 2.26m)

Radiator and a double glazed window to the front aspect.

#### Bathroom

Villeroy & Boch white suite with chrome fittings comprising bath with Grohe mixer tap and shower attachment. Wall-hung wash hand basin, complementary tiled splashbacks, and flooring, downlighters, extractor fan, chrome heated towel rail, and a double-glazed window.

#### Outside

There is a delightful, profusely stocked cottage-style front garden, which incorporates a paved seating area. This area is enclosed by wrought iron fencing and walling with gated side pedestrian access leading to the rear garden.

#### Rear Garden

Which is a good size, mainly laid to lawn with a paved patio area. The gardens are enclosed by walling and fencing with a pathway leading to the





gated rear pedestrian access and service door to the Garage.

#### Garage

18'6" x 9'5" (5.65m x 2.89m)

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

#### 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.

#### 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.

#### Council Tax

Council Tax Band "D" - Warwick District Council

#### Postcode

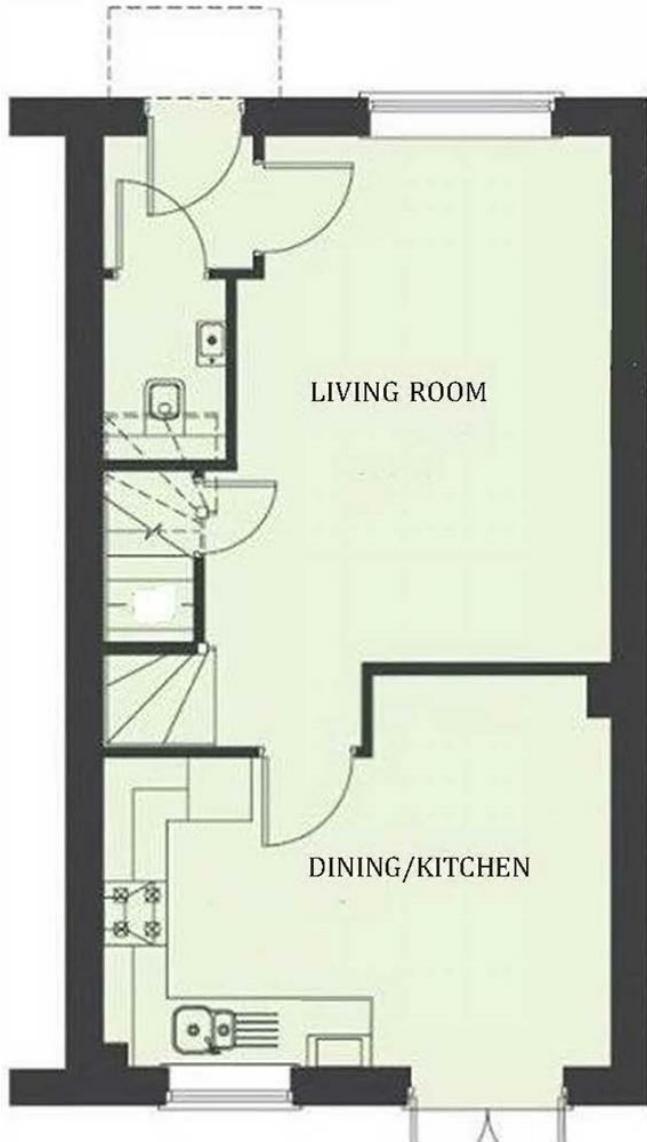
CV35 8DT



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- Land and New Homes Agents •

Ground Floor



First Floor



Warwick Office  
17-19 Jury Street  
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CV34 4EL

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			95
(81-91) <b>B</b>		84	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Also at: Leamington Spa, Somerset House,  
Clarendon Place, Royal Leamington Spa CV32 5QN

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