

## YEW TREE WAY, BARFORD CV35 8EF



**Fully furnished and move in ready, three bedroom semi detached house, located in the popular village of Barford.**

- No Chain and Fully Furnished
- Semi Detached House
- Three Bedrooms
- En-Suite, Family Bathroom and Guest WC
  - Open plan Kitchen Diner
  - Spacious Living Room
- Garage converted into flexible living accommodation/office/gym
  - Off Road Parking for Two Cars
- Convenient Transport Road and Rail Links
  - Good Local Amenities

**3 BEDROOMS**

**OFFERS OVER £375,000**

Welcome to this stunning property located on Yew Tree Way in the charming village of Barford, Warwick. This immaculately presented semi-detached house offers a perfect blend of comfort and style and is in move in ready condition.

As you step inside, you are greeted by a spacious living room, ideal for entertaining guests or simply relaxing with your loved ones. The property boasts an open plan kitchen dining with patio doors giving access outside and three lovely bedrooms, two double and one single.

The main bedroom is serviced by a stylish on-suite, whilst the single bedroom is currently used as a dressing room with an abundance of fitted wardrobes, providing a huge amount of useful storage.

With a family bathroom, and a guest wc, convenience is at the forefront of this home. The off-road parking for two cars ensures that parking will never be an issue, and the garage has been converted into flexible living accommodation which offers endless possibilities for customisation to suit your needs.

Completing the property is the back garden, which has two patios and a lawn area. Very much a blank canvas and ready for those who enjoy being outdoors.

Don't miss the opportunity to make this beautiful property your new home. Contact us today to arrange a viewing and experience the charm and comfort that this house on Yew Tree Way has to offer.

Details in full

### **Frontage**

At the front of the property there is a paved path that leads up to the front door, and a small low maintenance front garden laid with decorative stone and having established shrubs.

Down the side of the property there is a driveway that provides parking space for two cars, and also gives access to the rear garden gate.

### **Entrance**

Having wood effect Amtico flooring, light point to ceiling, a radiator, small cupboard housing the consumer unit and carpeted stairs lead up to the first floor landing, A particle glazed door gives access into the living room.

### **Living Room 12'1" x 13'10" (3.706 x 4.217)**

maximum measurements

This spacious room has a window to front elevation, continuation of the Amtico flooring, a radiator, wall mounted electric fire and light point to ceiling.

### **Guest wc 3'4" x 6'0" (1.036 x 1.838)**

Continuing through the living room, another partial glazed door leads into the rear of the property, where there is a vesbial area giving access to the guest wc and understairs storage cupboard.

The guest wc has a low level flush wc, pedestal wash hand basin with tile backsplash, light point to ceiling, a radiator and continuation of the Amtico flooring.

### **Kitchen Diner 15'5" x 9'4" (4.715 x 2.850)**

The modern kitchen offers space for a full size dining table and has a range of wall and base units.

Integrated appliances include Zanussi electric oven and grill, four ring gas hob set into work surface with a stainless steel backsplash and extractor hood over, integrated fridge freezer, Zanussi washing machine, Zanussi dishwasher, one and a half bowl stainless steel sink set into worksurface with a decorative tile backsplash, window to rear elevation, double patio doors give access out to the rear garden, continuation of the Amtico flooring, a radiator, recessed spotlights to ceiling in the kitchen area and pendant lightpoint in the dining area.

## First Floor Landing

Returning to the entrance, carpeted stairs lead up to the first floor landing that has carpet to floor, a radiator, light point and access to loft void to ceiling and a wall mounted air conditioning unit. The loft has a ladder, lightpoint, is boarded out and has shelving.

## Bedroom One 9'9" x 11'1" (2.974 x 3.401)

maximum measurements

Located at the front of the property and having light point to ceiling, carpet to floor, window to front elevation and a radiator.

## En- Suite 5'8" x 5'4" (1.749 x 1.650)

Servicing bedroom one, the modern en-suite has a walk in shower cubicle with an Aqualisa electric shower over, pedestal wash hand basin with tiled backsplash, low level flush wc, chrome wall mounted heated towel rail, vinyl flooring and obscure glazed window to front elevation.

## Bedroom Two 10'9" x 8'7" (3.294 x 2.637)

Located at the rear of the property and having light point to ceiling, carpet to floor, window to rear elevation and a radiator.

## Bedroom Three 11'6" x 6'5" (3.511 x 1.974)

maximum measurements including depth of wardrobes

Currently used as a dressing room and having a run of built in wardrobes that provide a vast amount of storage space for your clothes.

Having light point to ceiling, carpet to floor, window to rear elevation and a radiator.

## Bathroom 5'6" x 6'7" (1.680 x 2.026)

maximum measurements

Having a panelled bath with shower over, pedestal wash hand basin, low level flush wc, vinyl flooring, walls tiled to half height and full height around the bath/shower, light point to ceiling and a chrome heated towel rail.

## Rear Garden

Stepping out from the kitchen there is a paved patio area that runs across the back of the property. A paved path leads to the rear garden gate and continues down to the end of the garden where there is a second, larger paved patio that continues around the back of the office. The remaining space is laid to lawn, but there is also an outside tap, lighting and electric sockets.

## Garden Office 9'11" x 17'11" (3.041 x 5.463)

Originally a garage, the current owners converted into useful and flexible living space/a generous home office. Benefiting from having power, light and internet, there are also a number of wall mounted electric heaters, wood effect flooring, window to front elevation, loft space providing additional storage space via a pull down ladder and a partial glazed door that gives access from the garden.

The loft has a ladder, lightpoint, is boarded out and has shelving.

## Council Tax

We understand the property to be Band D

## Viewing

Strictly by appointment through the Agents on 01926 411 480.

## Services

All mains services are believed to be connected.

**Tenure**

We believe the property to be Freehold. The agent has not checked the legal status to verify the Freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

There is a green space management charge of £300 per annum.

**Special Note**

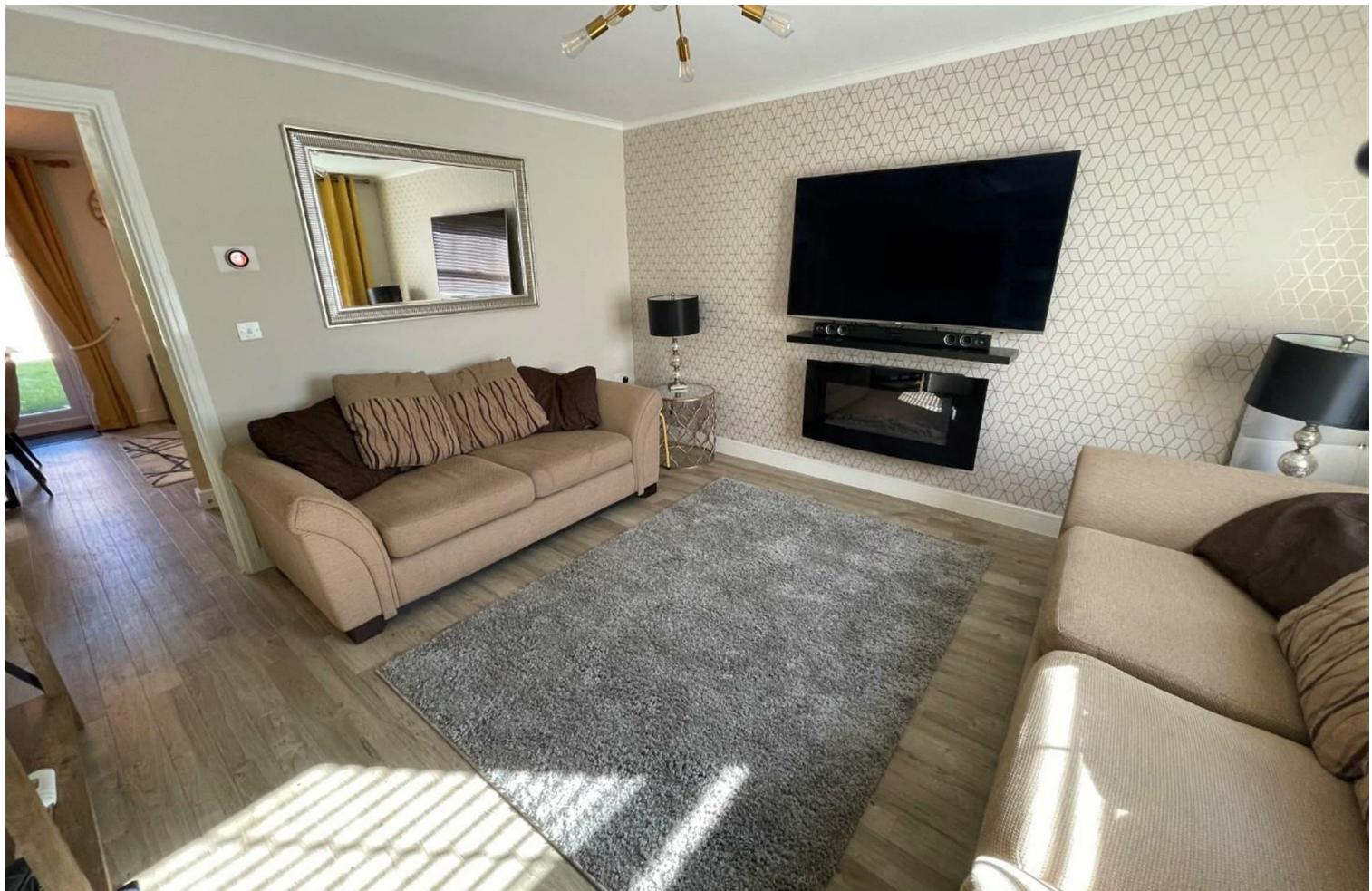
All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

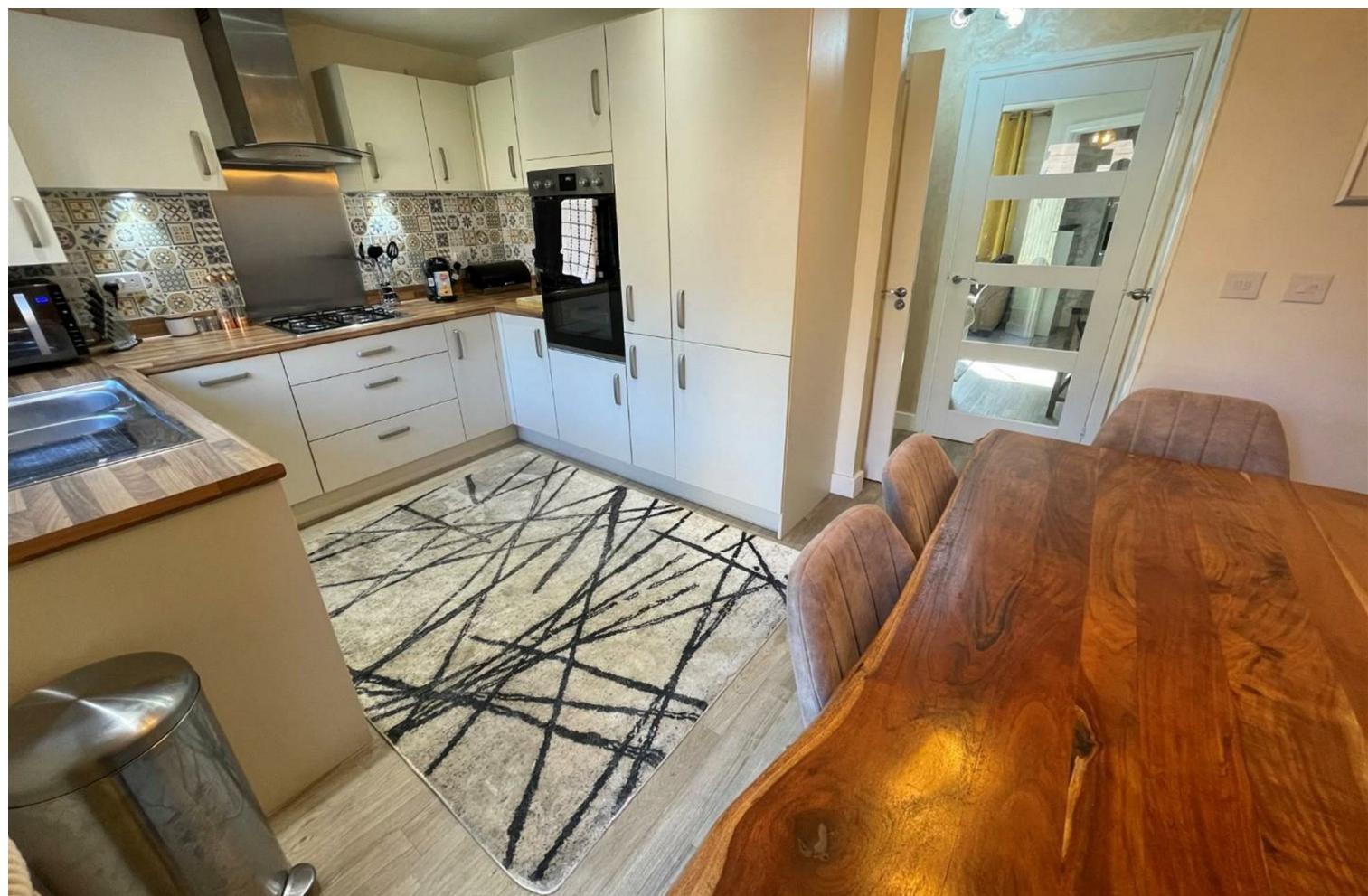
**Photographs**

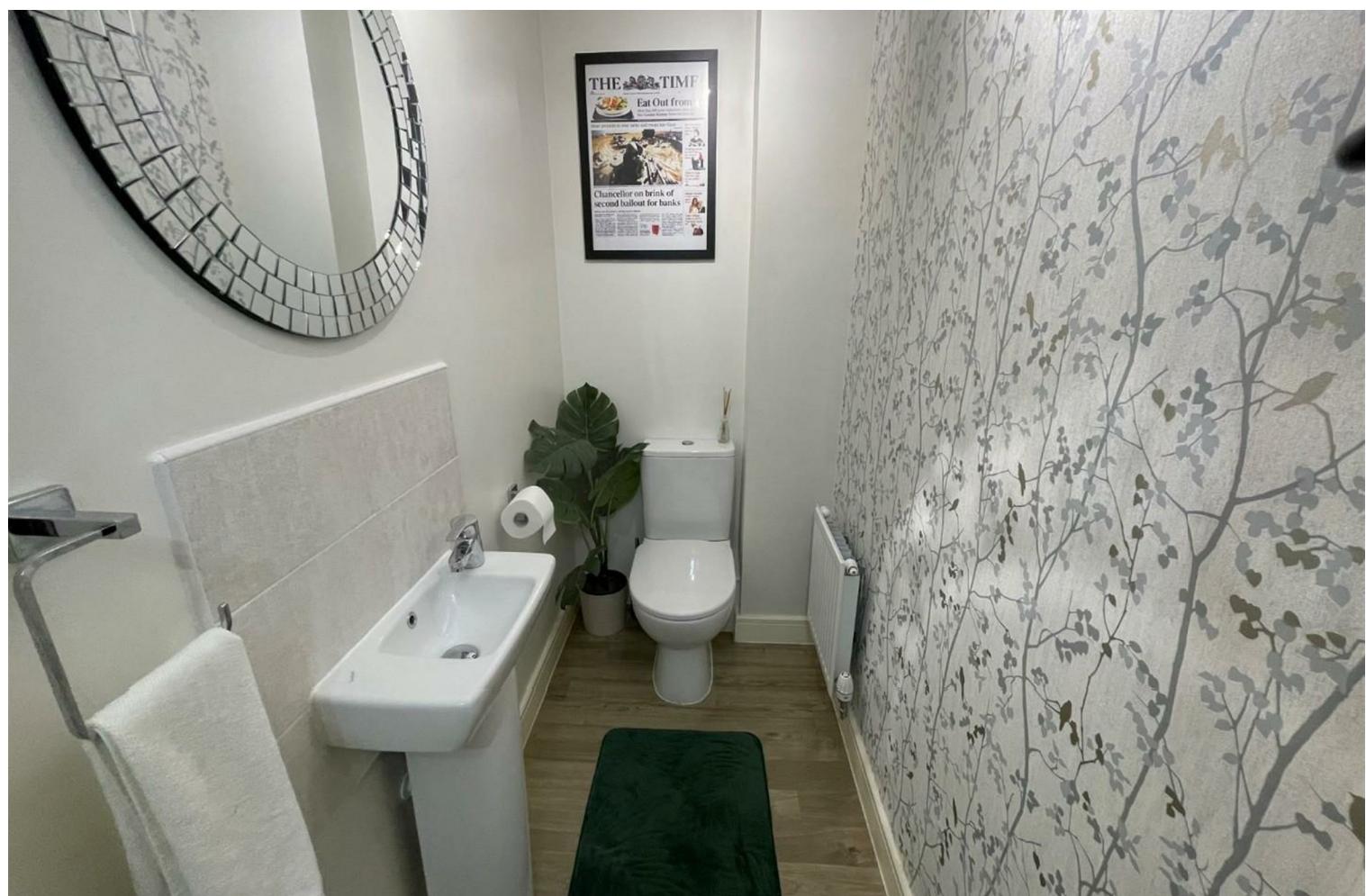
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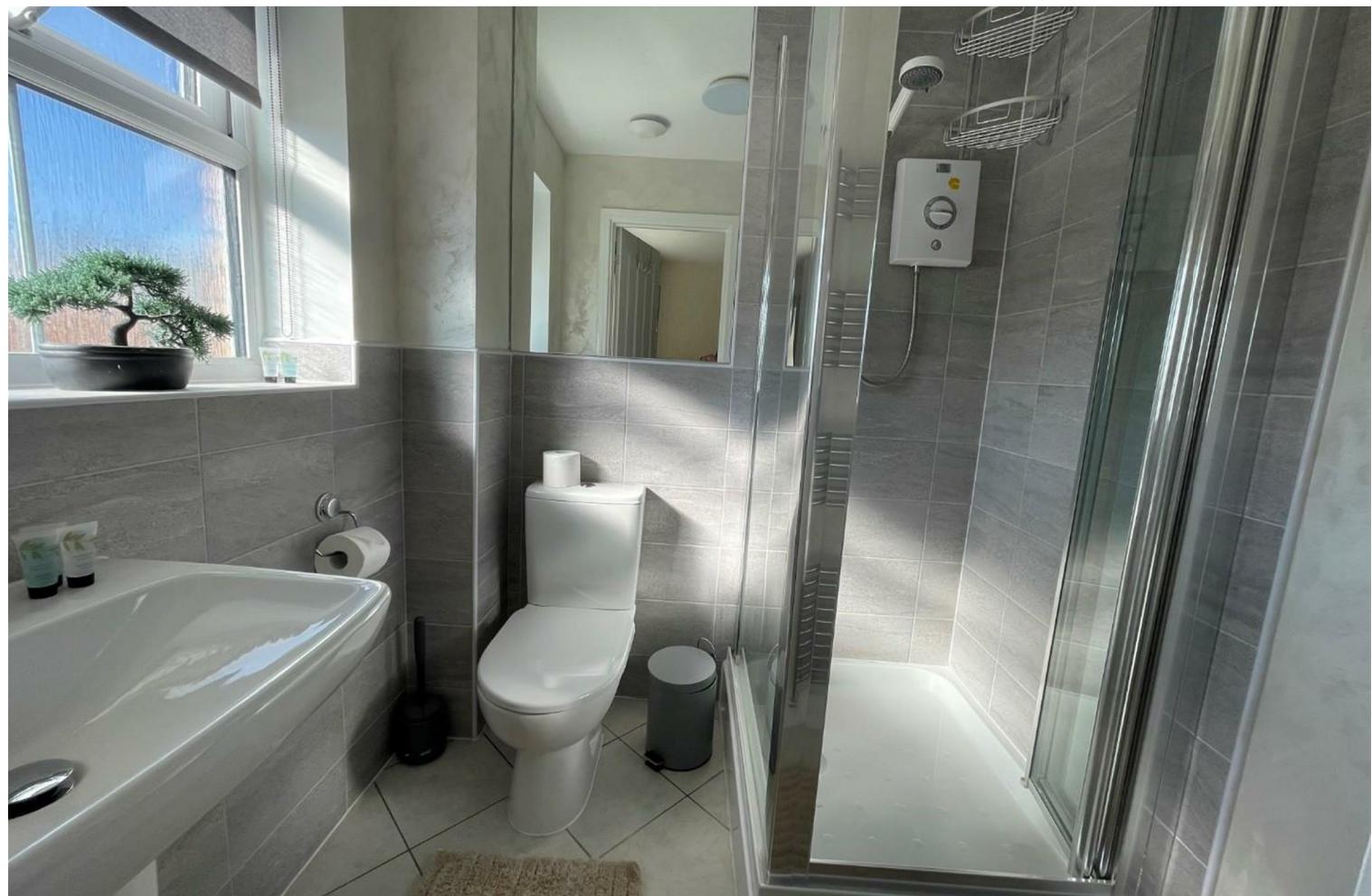
**Disclaimer**

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute and part of an offer or contract. The seller does not take make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide; about the property is verified on inspection and also by your conveyancer.



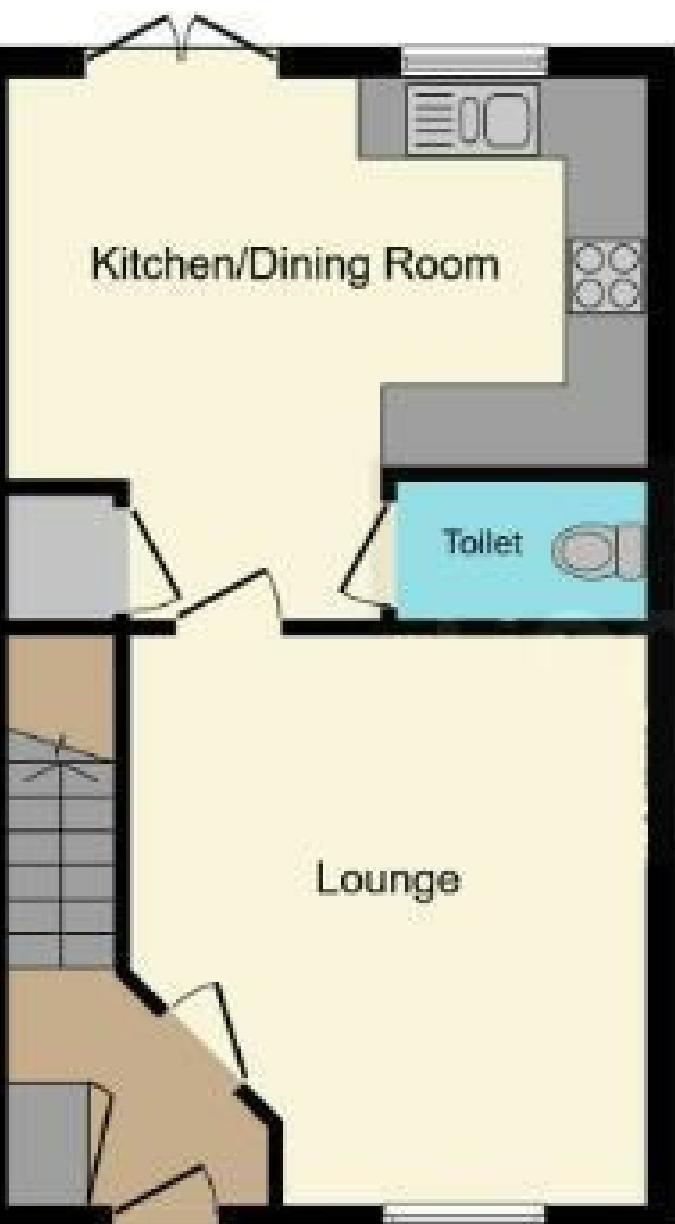












Ground Floor



First Floor

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	