

## CARTER DRIVE, BARFORD CV35 8ET



**A three bedroom, detached home in a popular village location with garage, driveway and enclosed garden. Offered with no upward chain, early viewing is strongly recommended**

- Detached Home
- Popular Village Location
- No Upward Chain
  - Living Room
  - Dining Room
    - Kitchen
    - Sun Room
- Ensuite, Family Bathroom and Downstairs WC
- Garden, Garage and Parking
  - EPC - C (69)

**3 BEDROOMS**

**GUIDE PRICE £475,000**

Located in the popular village of Barford we are delighted to bring to the market this three double bedroom, detached home. This property boasts three reception rooms to the ground floor and is set in a good sized plot at the end of a quiet cul-de sac.

Barford is a pretty village which is well serviced by a regular bus route to Warwick, Leamington Spa and Stratford upon Avon. It also boasts a primary school, nursery school, two pubs (one which incorporates an Indian restaurant and take away) and an award winning village shop. The park and tennis courts are well maintained and are regularly used by villagers and visitors.

The property we have for sale would make an ideal family home and internal viewing is strongly recommended to appreciate the size and position.

Accommodation in brief; entrance hall, downstairs WC, kitchen, living room, dining room, sun room, master bedroom with en-suite and walk in wardrobe, two further bedrooms both with fitted wardrobes and a family bathroom. Outside there is an enclosed garden, garage and driveway parking.

### **Entrance**

Entrance to the property is via a glazed wooden door which leads in to the entrance hall. Being carpeted to floor and with neutral decor to walls and ceiling. Light point to ceiling, stairs leading up to the first floor landing, low level door houses useful storage, gas central heating radiator. White painted doors lead in to all rooms.

### **Kitchen 7'9" x 12'10" (2.381m x 3.915m)**

Wood effect flooring and with neutral decor to walls and ceiling, windows to front and side elevation, light points to ceiling, gas central heating radiator. The kitchen is fitted with a range of base and wall units with a wood effect frontage, a melamine work surface over and a tiled splash back. Integrated appliances of a Neff electrical oven with a ceramic Neff, four ring hob over and an integrated extractor above, space and plumbing for washing machine, space and plumbing for dishwasher and space for under counter fridge. One and a half bowl sink with matching drainer with chrome hot and cold mixer taps, light points in plinth above sink position. Various electric sockets and fused switches.

### **Living Room 15'11" x 12'10" (4.872m x 3.928m)**

Carpeted to floor and with neutral decor to walls and ceiling, window to side elevation, light point to ceiling and three wall lights, gas central heating radiator, coal effect electric fire with marble hearth and surround with wooden mantle, various electric sockets, a phone point and a TV point. Wooden framed, glazed doors lead in to the sun room.

### **Sun Room 11'5" x 13'10" (3.501m x 4.228m)**

With tiled flooring and exposed brick walls and a wooden clad, vaulted ceiling, fan and light fitted. Large window to rear elevation, double doors to side elevation which give access out in to the garden and Velux windows with blinds fitted. Electric socket and TV point. This room is also accessible from the dining room via an obscure glazed door.

### **Dining Room 12'10" x 11'11" (3.926m x 3.651m)**

Being carpeted to floor and with neutral decor to walls and ceiling, windows to front and side elevation, light point to ceiling, gas central heating radiator, electric socket. a phone point and a TV point. This room is also accessible from the entrance hall.

### **Downstairs WC**

Wood effect flooring and with neutral decor to walls and ceiling, obscure glazed window to front elevation, light point to ceiling and gas central heating radiator. Fitted with a basin with chrome hot and cold tap and storage underneath, mosaic effect tiled splash back, low level WC with chrome push flush and there is a light point to ceiling.

**Landing**

Carpeted stairs lead up to the first floor landing where there is a continuation of carpet and decor. Velux window, loft access and light to ceiling. White painted doors lead to all rooms.

**Master Bedroom 10'2" x 12'11" (3.113m x 3.945m)**

Carpeted to floor and with neutral decor walls and ceiling, windows to both side elevations, light point to ceiling, gas central heating radiator and electric sockets. White painted wooden door opens up in to the walk in wardrobe which has hanging and shelving storage and there is a light point to ceiling.

**En-Suite Bathroom**

Continuation of the flooring, walls are tiled to full height, obscure glazed Velux window with blind fitted, light point to ceiling and there is a gas central heating radiator. The bathroom is fitted with a white low level WC, white bath with chrome hot and cold tap with a Mira electric shower fitted, basin with chrome hot and cold tap with double cupboard below.

**Bedroom Two 10'7" x 7'11" (3.246m x 2.416m)**

Carpeted to floor and with neutral decor to walls and ceiling, Velux window to ceiling and there is a further window to side elevation, light point to ceiling, gas central heating radiator, white painted double doors house useful wardrobe storage.

**Family Bathroom 9'10" x 5'9" (3.017m x 1.775m)**

Carpeted to floor and with neutral decor to walls and ceiling, walls being tiled around the bath, toilet and basin, obscure glazed window to front elevation, lightpoints to ceiling. The bathroom is fitted with a low level WC, pedestal wash hand basin with chrome hot and cold tap, bath with chrome hot and cold tap with a Mira electric shower fitted, extractor to high level, and there is an electric heated towel rail.

**Bedroom Three 12'11" x 8'11" (3.941m x 2.721m)**

Carpeted to floor and with neutral decor to walls and ceiling, Window to side elevation, light point to ceiling, gas central heating radiator, white painted single door which houses useful wardrobe storage.

**Garden**

Accessed from the sun room is the well maintained and secure garden which is to the majority laid lawn. There are well stocked and mature beds, a small patio area and a solid shed.

**Outside**

To the front and side elevation there is a large gravel driveway which provides off street parking for a number of vehicles.

The garage has an up and over door with light and power.

**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.

**Council Tax**

We understand the property to be Band F.

**Viewing**

Strictly by appointment through the Agents on 01926 411 480.

**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**

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

**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.

**Management Department**

For all enquiries regarding rental of property, or indeed management of rented property, please contact Pauline Carrera-Silva on (01926) 438123

**Survey Department**

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance Valuations, together with Rent Reviews, Lease Renewals, and other professional property advice.

Hawkesford are also able to provide Energy Performance Certificates Telephone (01926) 438124.





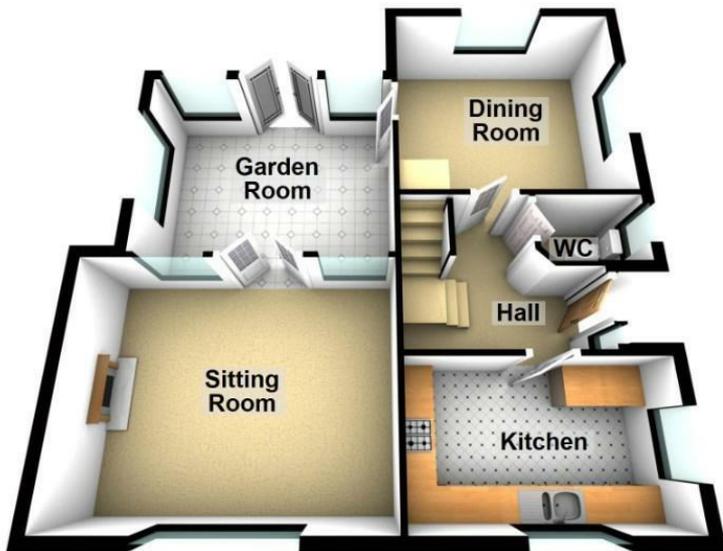








Ground Floor



First Floor



Total area: approx. 122.5 sq. metres (1318.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(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			
<b>England &amp; Wales</b>		69	80
	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) <b>A</b>			
(81-91) <b>B</b>			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

www.hawkesford.co.uk t: 01926 411 480 e: warwick@hawkesford.co.uk