Built and finished to a high specification by the builder, Miller Homes, to the 'Hawthorne' design. This superb semi-detached home is approximately two years old and boasts delightful three bedroomed accommodation with accompanying bathroom and ensuite, all set within a well proportioned garden with private outlook whilst benefitting from two car parking spaces to the fore.

**WELLESBOURNE** is a large village conveniently situated approximately 6 miles equidistant from the historic towns of Stratford upon Avon, Warwick and Leamington Spa. Wide range of local amenities within the village include a variety of shops, Co-Op, Sainsburys, Churches, Bank, Library, Post Office, Medical Centre, Dentist, Garages, Local Inns and primary/junior school. Access to the M40 motorway and the Midlands Motorway network is from Junction 15 at Longbridge, approximately 4 miles away together with Warwick Parkway railway station with regular trains to London Marylebone and more local services.

**APPROACH** The property commands a prominent position set back behind a double tarmac driveway with ornamental bordering shrubs and evergreens. Paved pathway extending to one side and to a canopy covered entrance.

**WELCOMING ENTRANCE HALLWAY** Enjoying feature Karndean laminate flooring, dog leg staircase to first floor.

**GUEST CLOAKROOM** Having Karndean flooring extending to a low flush WC, pedestal wash hand basin with tiled splash back with matching sills to two windows to front and side elevations.

**LOUNGE/DINING ROOM** 16' 9" x 14' 9 narrowing to 11'5" (5.11m x 4.5m) A generous sized living room that enjoys views over the rear garden via a UPVC window and access to patio area via UPVC French doors. The room benefits from a most useful under stairs storage cupboard, TV, telephone aerial point.

**KITCHEN** 10' 6" x 7' 6" (3.2m x 2.29m) Offering a comprehensive range of floor and wall mounted storage cabinets which neatly incorporate a fitted oven, fridge/freezer, extensive work surfacing with fitted 4 ring gas hob with stainless steel back plate and extractor over. One and quarter stainless steel sink with UPVC window over, Karndean flooring and recess space for domestic appliances.

**FIRST FLOOR LANDING** Having access to loft space with UPVC window to side elevation, door to airing cupboard which house Potterton boiler.

**BEDROOM ONE** 10 ' 6" x 8' 1" (3.2m x 2.46m) Offering views to the fore via a UPVC window, TV aerial point, door to storage cupboard with handing space and door to one side to:

**ENSUITE** Boasting feature flooring extending to a white suite...
comprising a double width shower cubicle with full height tiling to a superb ‘rainfall’ multi jet shower unit, low flush WC, wall mounted wash hand basin with matching tiling and frosted window to the fore.

**BEDROOM TWO** 10' 11" x 7' 9" (3.33m x 2.36m) Having views over the rear garden via UPVC window with enviable seasonal outlook beyond.

**BEDROOM THREE** 7' 4" x 6' 9" (2.24m x 2.06m) UPVC window also offering views to the rear.

**DELUXE BATHROOM** Enjoying superb floor and wall tiling to a range of white sanitary ware that comprises a panelled bath, wall mounted wash hand basin and low flush WC, recessed spot lighting.

**OUTSIDE:**

**REAR GARDEN** Immediately to the rear of the property is a paved patio area which extends to a side pathway which returns to the front of the property. Having a generous sized laid lawn with boundary fencing and boasting private outlook with trees and mound beyond.

**GENERAL INFORMATION**

**TENURE:** We are informed the property is Freehold, although we have not seen evidence. Purchasers should check this before proceeding. N.B. We have been advised that there is a Service Charge payable of £170 per annum (£14.17 per month) to cover public spaces – green areas and play areas, although we have not had written verification.

**SERVICES:** We have been advised by the vendor there is mains electricity, gas, water and drains connected to the property. However, this must be checked by your solicitor before exchange of contracts.

**RIGHTS OF WAY:** The property is sold subject to and with the
Wheelwright Way, Wellesbourne

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings. (iv) no person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation or warranty whatever in relation to this property (v) it is suggested that prospective purchasers visit the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: B. A full copy of the EPC is available at the office if required.

DIRECTIONS: Take the Loxley Road out of Wellesbourne, past the Sainsbury store and continue along the Loxley Road until you reach the Miller Homes development on the right hand side. Take this turning and then take the next left turn into Wheelwright Way. No.5 can be found just along on the left hand side.

VIEWING: By Prior Appointment with the Selling Agents.

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings; (iv) no person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation or warranty whatever in relation to this property (v) it is suggested that prospective purchasers visit the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

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