

Peter Clarke



20 Constance Drive, Harbury, CV33 9JA

Offer over £450,000



A beautifully presented and extended two / three bedroom detached bungalow set in the popular and sought after village of Harbury. The property is well proportioned and finished to a high standard throughout having recently being renovated and extended. Currently comprising entrance hall, two good size double bedrooms with built in wardrobes both having en suite, guest WC, through lounge diner, large kitchen extension, utility, study / bedroom three, being situated on a large plot with driveway parking for 2 - 3 cars.



**APPROACH** Situated at the end of an attractive cul de sac the property benefits from a driveway offering parking for 2 - 3 cars, along with a laid to lawn frontage with hedge and fenced borders.

**ENTRANCE** With an obscured double glazed front door to the front elevation leading to a large entrance hall with further window to the rear elevation and two central heating radiators, storage cupboard and attractive oak flooring.

**THROUGH LOUNGE** A spacious and well finished room with an attractive double glazed bay window to the front elevation, sliding patio doors to the rear leading onto the garden patio area, TV point, central heating radiator, oak flooring and log burner which takes dual fuel.

**BEDROOM TWO** A large double bedroom with a double glazed window to the front elevation, exposed stained floorboards, large built in wardrobes, central heating radiator and door through to :-

**EN SUITE** With a large shower cubicle, low level WC, wash hand basin vanity unit, double glazed obscured window to the side elevation, central heating radiator, inset ceiling downlighters, extractor fan.

**MASTER BEDROOM** A spacious double bedroom with extensive built in wardrobes spanning the width of the room, double glazed French doors leading onto the patio area, central heating radiator and door through to :-

**EN SUITE** A good size bathroom with a bath with shower

attachment over, double glazed obscured glass window to the side elevation, separate mains fed shower cubicle, low level WC with sink vanity unit, full tiling, wall mounted mains fed towel radiator, central heating radiator, extractor fan and airing cupboard.

**GUEST WC** With low level WC, corner sink vanity unit, central heating radiator and an obscure window to rear elevation.

**KITCHEN DINER** A large, extended kitchen diner with vaulted ceiling with double glazed Velux windows, double glazed windows to the rear and side elevations with double glazed French door leading to the patio area, two central heating radiators, tiled flooring, a large modern and recently fitted kitchen with an array of wall and base mounted units, inset stainless steel sink unit with monobloc chrome tap, integrated



five ring gas hob burner with extractor over, integrated eye level double oven, integrated dishwasher and fridge, TV point.

**UTILITY** A useful additional room with space for washing machine and other under counter appliances, space for a fridge freezer, central heating radiator, double glazed door leading to the side elevation.

**STUDY / BEDROOM THREE** With a double glazed window to the front elevation, central heating radiator and TV point.

**GARDEN** A good size plot wrapping around the property with an attractive patio area in the centre, mainly laid to lawn with mature beds, fenced shrub borders, shed and greenhouse and being Westerly facing.

## GENERAL INFORMATION

**TENURE:** We are informed the property is Freehold, although we have not seen evidence. Purchasers should check this before proceeding.

**SERVICES:** We have been advised by the vendor there is mains services 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 benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority Stratford on Avon District Council and is understood to lie in **Band D**

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

**VIEWING:** By Prior Appointment with the Selling Agents.

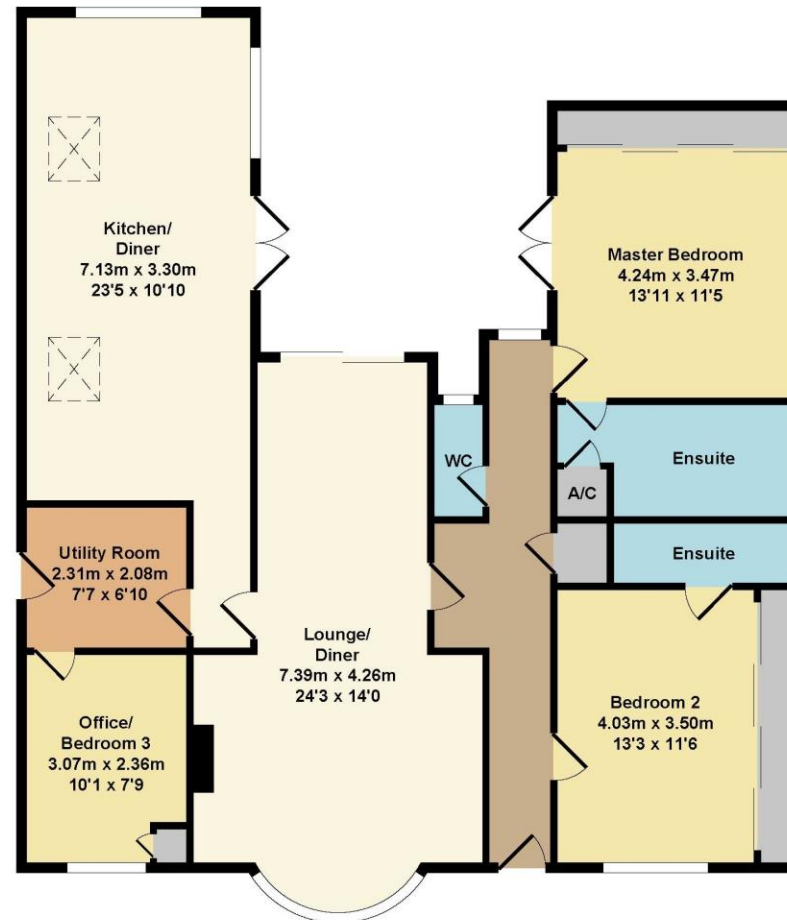




## Constance Drive

Total Approx. Floor Area 114.50 Sq.M. (1232 Sq.Ft.)

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.



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 representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 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 of warranty whatever in relation to this property (v) it is suggested that prospective purchasers walk 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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# Peter Clarke

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