

Peter Clarke



7 Parrott Close, Wellesbourne, Warwick, CV35 9TY

Offers In Excess Of: £489,500

This generous sized 'Executive' styled five bedroom detached family home enjoys a tucked away plot on the fringe of this newly built development on the edge of the village centre. The property boasts a wealth of upgrades from the original builders specifics and so requires internal inspection to fully appreciate.



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, Sainsbury's, Church, 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 Located on the edge of the development situated along a shared private driveway which extends to the front of the property at the end of the drive, enjoying ample parking to one side and immediately to the front of the property, a lawned

fore garden, bordering evergreens, canopy covered front entrance with part glazed door to:

RECEPTION HALL Having ceramic tiled flooring, staircase rising to the first floor with door beneath to:

GUEST CLOAKROOM Offering low flush WC, pedestal wash hand basin.

DINING ROOM/HOME OFFICE 10' 2" x 8' 4" (3.1m x 2.54m) A versatile room having double glazed window to front elevation and 'Amtico' flooring.

LOUNGE 16' 4" x 10' 7" (4.98m x 3.23m) Enjoying 'Amtico' flooring which extends to a central feature fire surround with electric flame effect fire, recessed spot lighting to ceiling and

double glazed window to front elevation.

BREAKFAST KITCHEN 26' 7" x 10' 4" (8.1m x 3.15m) Having extensive ceramic tiled floor to a possible living/dining area with 'French' doors to the rear garden, double glazed windows to the rear elevation.

KITCHEN AREA Offering a range of grey high gloss floor and wall mounted units incorporating: Dishwasher, fridge and freezer, built in oven with granite work surfacing over incorporating a 1 1/4 sink unit, four ring induction hob with extractor over, recess spot lighting to ceiling and door to

UTILITY 8' 4" x 5' 5" (2.54m x 1.65m) Having matching base units with domestic appliance recess to one side with plumbing, granite work surfacing over, wall mounted boiler, recessed spot



lighting to ceiling, ceramic tiled flooring extending to glazed door to one side.

FIRST FLOOR LANDING Offering entry to loft space via hatch access, door to useful storage cupboard and further doors radiating off to:

BEDROOM ONE 10' 11" x 11' 10" (3.33m x 3.61m) Having double glazed window to front elevation and interconnecting door to:

EN SUITE Having 'Amtico' flooring extending to a white suite which comprises a corner shower cubicle with 'Rainwater' style head, full height ceramic tiling extending to a low flush WC, pedestal wash hand basin, chrome heated towel rail and recessed spot lighting to ceiling.

BEDROOM TWO 14' 1" x 8' 6" (4.29m x 2.59m) Having double glazed window to front elevation.

BEDROOM THREE 10' 5" x 8' 8" (3.18m x 2.64m) Offering views over the rear elevation via double glazed windows.

BEDROOM FOUR 9' 11" x 8' 8" (3.02m x 2.64m) Double glazed window to rear elevation.

BEDROOM FIVE 7' 1" x 8' 8" (2.16m x 2.64m) Having views to rear elevation via double glazed window.

FAMILY BATHROOM Boasting floor to ceiling ceramic tiling to a white suite that comprises panelled bath with glazed shower screen and fitted shower unit, pedestal wash hand basin and low flush WC, large heated towel rail and recessed spot lighting to ceiling.

REAR GARDEN Having paved patio area with external water point and power point, laid lawn with timber border with inset gravel, low level fencing and perimeter walling, potential side storage area with gated side entry. To one side door allowing access to:





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GARAGE 19' 8" x 9' 6" (5.99m x 2.9m) Having access from a tandem side driveway with metal up and over garage door and offering lighting and power. There is a standard electric car charging point internally (not tested).

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 gas, electricity, water and drainage connected to the property. However, this must be checked by your solicitor before exchange of contracts. We understand there is a Developer charge applicable for the upkeep of the communal 'green areas' however, we have not yet seen evidence of monthly/annual costs and propose any purchaser check with their legal representative/conveyancer.

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 and is understood to lie in **Band F**

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

DIRECTIONS: Proceed along A429 out of Wellesbourne towards Ettington and at the last traffic island take the left turning into the new Persimmon development. Continue along Anderton Avenue and then first left into Anslow Drive. Proceed and take the second turning on the left in Parrott Close and the property can be found at the end of the road on the left hand side.

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS



01789 841114

www.peterclarke.co.uk

Warwick Road, Wellesbourne, Warwickshire CV35 9ND
wellesbourne@peterclarke.co.uk

Peter Clarke

Six offices serving South Warwickshire & North Cotswolds