

Peter Clarke



10 Peabody Way



10 Peabody Way

CV34 7BE

A beautifully presented, spacious and well positioned, three storey town house located on this popular modern development within easy reach of both Warwick and Leamington town centres and the fantastic local amenities. Having internal accommodation briefly comprising entrance hall, guest W.C/utility, kitchen dining room and study. To the first floor is a well proportioned living room, family bathroom and double bedroom, whilst to the second floor are two further double bedrooms and a master en-suite shower room. Outside the property boasts a large tarmac driveway, single garage (with electric roller shutter door) and stunning, recently landscaped rear garden.

NO FORWARD CHAIN

Offers In Excess Of £350,000

Peter Clarke

Myton Road,
Leamington Spa, Warwickshire CV31 3NY
01926 429400

leamington@peterclarke.co.uk

www.peterclarke.co.uk



APPROACH Accessed from Peabody Way via a newly laid footpath which leads up to a composite and double glazed front door, this in turn opens into the entrance hallway.

ENTRANCE HALLWAY This welcoming entrance hallway gives way to all ground floor rooms and has stairs rising to the first floor landing with ceramic tiled flooring and ceiling mounted lighting, central heating radiator and useful understairs storage cupboard. From here there is access to the study/family room, well proportioned kitchen and dining room and utility / WC.

KITCHEN / DINING ROOM This spacious and beautifully presented contemporary style kitchen dining room comprises a range of light grey fronted wall and base mounted units with contrasting granite effect work surfaces over and a range of integrated appliances including double oven, four ring gas hob and brushed stainless steel overhead extractor and glass splashbacks, full size dishwasher and integrated fridge and freezer. Further to this there is a one and one half bowl stainless steel sink and drainer unit with chrome monobloc tap. Ample space is provided for dining for 6 - 8 people. The picture is completed with UPVC double glazed window to the rear elevation overlooking the landscaped and lawned rear garden with further double glazed French doors

giving both views and direct access on to the newly laid composite rear decking, paved terrace and lawn beyond. In addition there are two central heating radiators.

UTILITY AND GUEST WC This versatile and well presented utility room and guest WC comprises low level WC with enclosed cistern and dual flush, wall mounted wash hand basin with chrome fittings and light grey fronted base mounted units with integrated washer dryer and under counter storage. Further to this there is contrasting granite effect work surfaces over, ceramic tiling to the floor, ceiling mounted downlighter and ceiling mounted extractor fan, central heating radiator.

RECEPTION ROOM To the front of the property is a versatile reception room currently being utilised as a home study with front facing UPVC double glazed window and central heating radiator and ceiling mounted lighting.

ON THE FIRST FLOOR

FIRST FLOOR LANDING With stairs rising from the entrance hallway and gives way to living room, bedroom three and family bathroom. With a front facing UPVC double glazed window, two ceiling mounted lights, further stairs rising to the second floor.

LIVING ROOM Measuring in excess of 13ft x 14ft and currently houses a large corner group sofa capable of accommodating six plus guests and features two rear facing double glazed windows overlooking the lawned rear garden, ceiling mounted lighting and central heating radiator.

BEDROOM THREE The third bedroom currently housing a double bed has a front facing UPVC double glazed window, single wardrobe with hanging rail and drawers, central heating radiator and ceiling mounted lighting.

FAMILY BATHROOM Comprising a contemporary white suite with low level WC and enclosed cistern, wall mounted wash hand basin with chrome monobloc tap and double ended panel bath with chrome fittings and mains fed shower over with fixed glass screen and tiling to floor and all splashback areas, centrally heated towel rail, wall mounted vanity mirror, ceiling mounted extractor and inset ceiling mounted downlighters.

ON THE SECOND FLOOR Has stairs rising from the first floor landing benefits from a useful built in airing / storage cupboard and has timber panel doors leading to both master and second bedrooms.

MASTER BEDROOM This large double bedroom currently housing a super king bed benefits from a rear facing double glazed window overlooking the lawned rear garden, central heating radiator and ceiling mounted lighting. In addition this room also features four mirror fronted sliding door wardrobe available under separate negotiation providing both shelving and hanging space. With further internal door leading into the en suite.

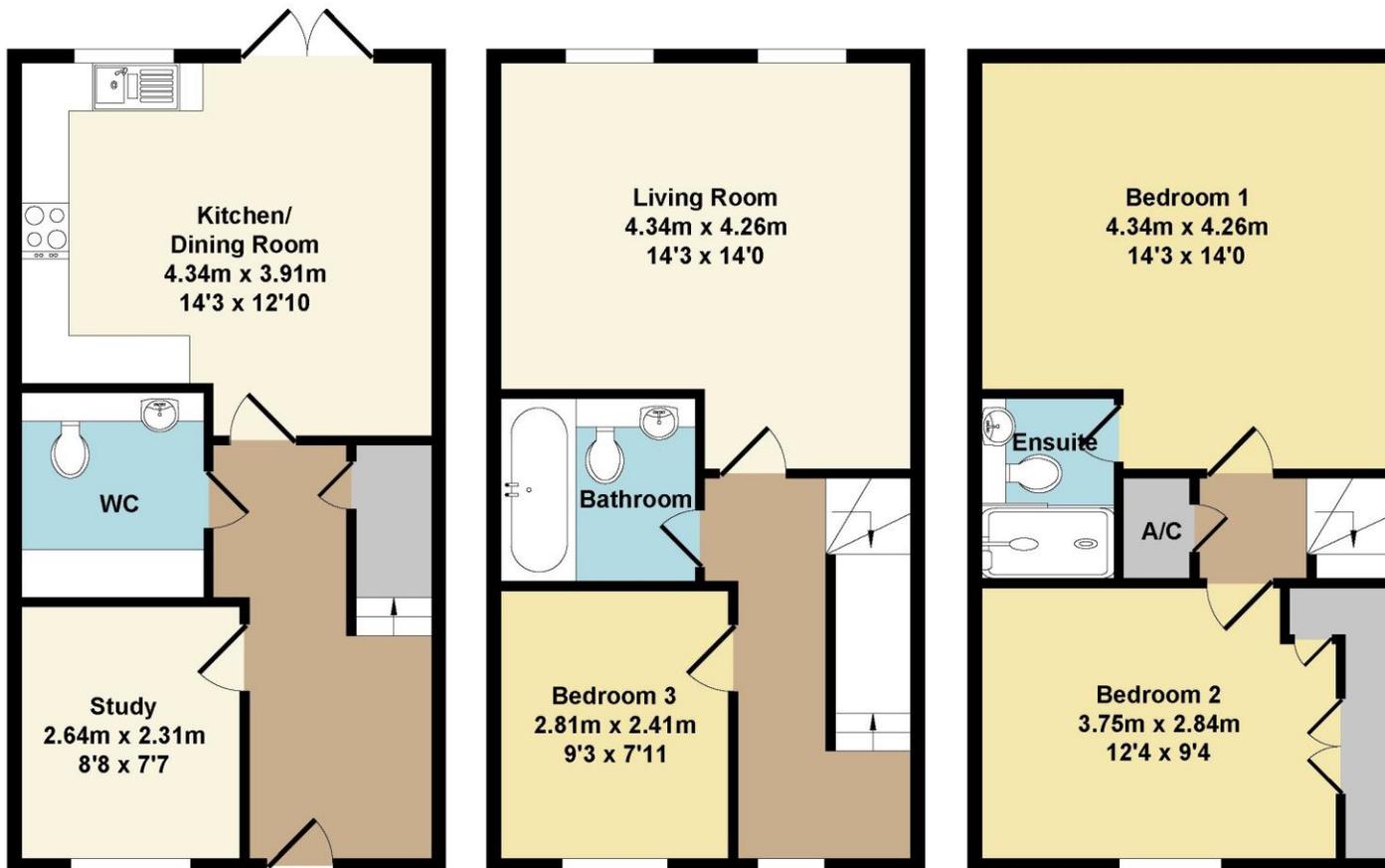
MASTER EN SUITE Comprises a contemporary style white suite with low level WC and dual flush, enclosed cistern and wall mounted wash hand basin with chrome fittings, walk in shower cubicle with sliding glass screen, mains fed shower, ceramic tiling to walls and all splashback area, ceiling downlighters, ceiling mounted extractor fan and obscure double glazed window to side elevation. The picture is completed with a centrally heated towel rail.



Peabody Way, Warwick, CV34 7BE

Total Approx. Floor Area 108.60 Sq.M. (1170 Sq.Ft.)

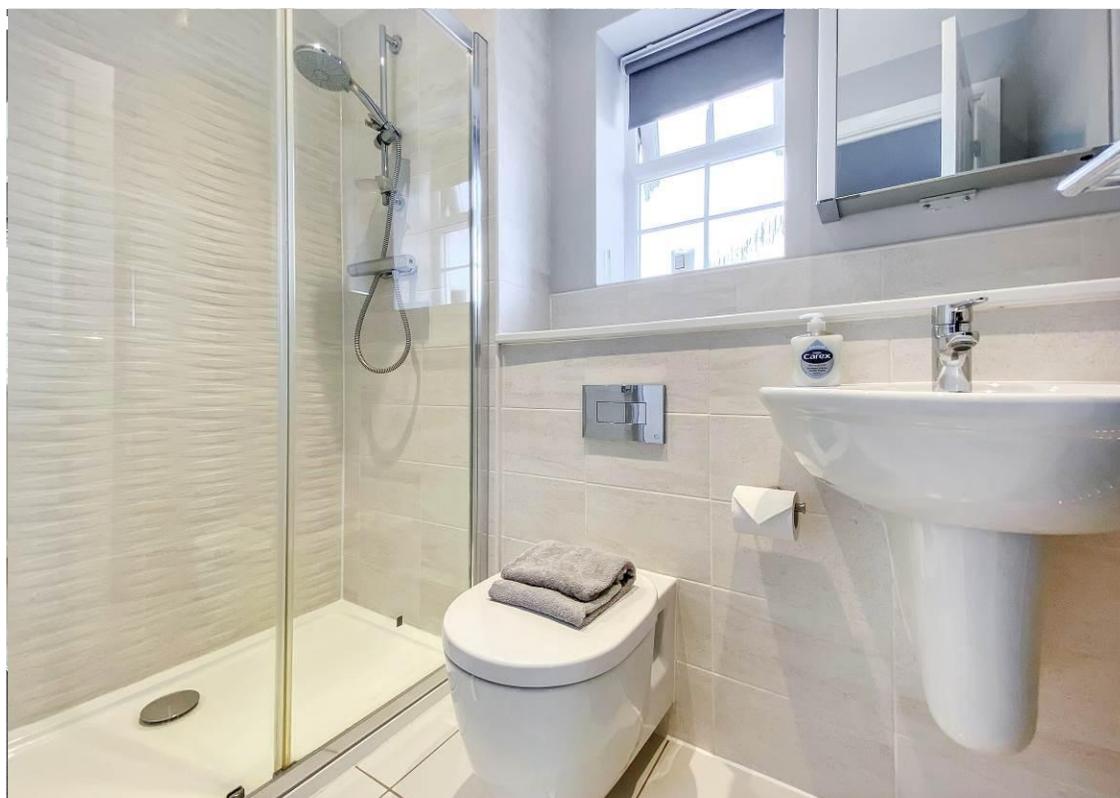
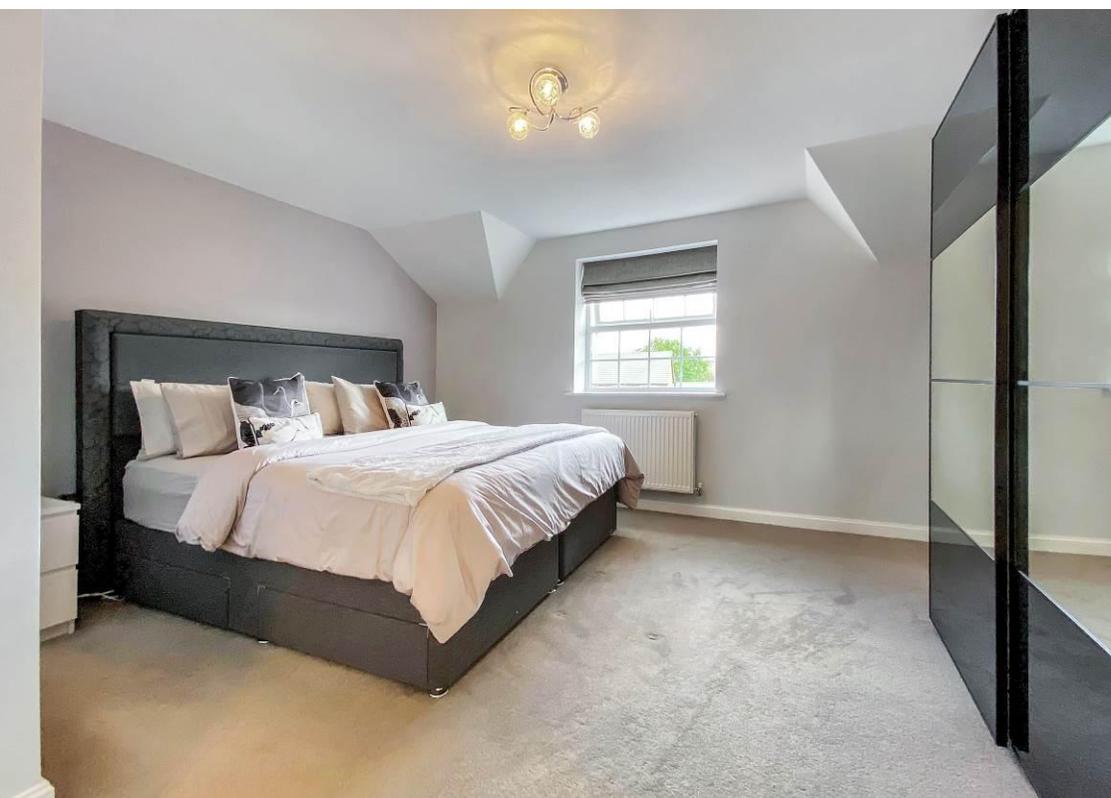
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.



Ground Floor
Approx. Floor
Area 36.20 Sq.M.
(390 Sq.Ft.)

First Floor
Approx. Floor
Area 36.20 Sq.M.
(390 Sq.Ft.)

Second Floor
Approx. Floor
Area 36.20 Sq.M.
(390 Sq.Ft.)



BEDROOM The second double bedroom on this floor has a front facing double glazed window overlooking the neighbouring parkland and green space and benefits from a range of triple fronted built in storage wardrobes comprising both shelving and hanging storage space, ceiling mounted lighting and central heating radiator.

OUTSIDE To the rear of the property is a fence enclosed and recently landscaped lawned rear garden comprising two composite decked dining terraces, slate paved split level footpaths and gated side access from the private driveway.

REAR GARDEN The rear garden also features well stocked borders and beds and has a range of exterior lighting.

FRONT To the front and side of the property is a well maintained recently laid landscaped foregarden with a repaved front footpath. Whilst to the side is a tarmac driveway capable of providing off road parking for two full size vehicles which leads up to a private single garage which in turn has pedestrian side access from the private rear garden.

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, electric, water and drainage 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 Warwick District Council and is understood to lie in **Band E**

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

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS

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. 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.





Peter Clarke

Six offices serving South Warwickshire & North Cotswolds