



Hammerton Way, Wellesbourne, Warwick
Offers Over £450,000

4 bedroom detached house for sale | Freehold **UNDER OFFER**

A fully refurbished four bedroom detached house with a large garden, garage and off road parking.

Location

Situated in the popular location of Wellesbourne this beautifully refurbished 4 bedroom detached house has all the finish of a new home, but with the quality of a 1980's build.

You will enter the property into the;

Reception Hall

With radiator and handy storage cupboard.

Leading on to the left is the Lounge/Dining room

A great size room, running the full depth of the house, it has been finished with grey carpets throughout and has a dual aspect with window to the front and French doors leading out onto the rear garden.

Stunning Kitchen

The lounge/dining room flows through to the stunning kitchen with a six seater island with cupboards below, finished with grey. Space for; integrated dishwasher, washing machine, tumble dryer, a standalone plumbed in American fridge freezer and two single ovens. Comes fitted with a single drainer 1.5 sink with mixer tap, 6-ring induction hob, and extractor fan. French doors leading out onto the rear garden.

Downstairs cloakroom

With wc and sink unit.

Garage

A good size single detached garage with a door to the side of the garden.

Staircase from Entrance Hall

leads to the First Floor Landing.

First Floor

Bedroom 1 (Front)

A great size double room, with windows over the front and views of the hills beyond. Includes newly installed fitted wardrobes with integrated drawers and two matching bedside tables.

En-suite

Brand new en-suite shower room, wc, sink and shower unit.

Bedroom 2 (Front)

Again another double room with double glazed window to the front and built in wardrobes.

Bedroom 3 (Rear)

Double room with window to the rear and built in wardrobes.

Bedroom 4 (Rear)

A Small double room with handy built in wardrobe. With loft hatch access.

Bathroom

Has a three piece suite with bath, wash hand basin, low level w.c and tiling to full height.

Outside

To the front there is off road parking for 3-4 cars

Single Garage

With up and over door, electric light.

Rear Garden

A large rear garden is mainly laid to lawn with a gravelled area outside the French doors and side door access to the garage.

Tenure

Freehold

Services

Mains electricity, gas and water are connected to the property. The central heating system is gas. Drainage is via the main system. NB We have not tested the heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order and cannot give warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax

Local Authority: Stratford District Council.

Viewings

Strictly by prior appointment via the selling agent.

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Please Note:

1: These particulars do not constitute part or all of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.

2: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

3: Potential buyers are advised to re-check the measurements before committing to any expense.

4: Nikki Homes has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. No person in the employment of Nikki Homes has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Nikki Homes, nor enter into any contract on behalf of the Vendor.

6: Nikki Homes has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Call for more info or to arrange a viewing



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

