

10 Simpkins Close

Weston Under Wetherley CV33 9GE

Guide Price £625,000

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Standing on an exceptional plot, with views extending beyond over fields and countryside, this modern four bedroomed detached family house offers excellent family accommodation with a host of appealing features including UPVC windows fitted throughout. Notable amongst these is the enlarged and re-fitted kitchen/dining family room from which there is a lovely outlook over the rear garden and with the kitchen area having been re-fitted with a stylish range of contemporary fittings and appliances. In addition to the comfortable lounge, there is a separate ground floor study/family room, whilst on the first floor the four bedrooms are complemented by re-fitted en suite facilities to the master. Externally there is ample parking to the front, as well as direct access to the garage, whilst the beautifully presented rear garden is of a generous size for a modern house as well as being exceptionally well stocked and featuring slate tiled patios.

Features

- Modern Detached House
- Beautifully Positioned
- UPVC Windows Throughout
- Two Reception Rooms
- Enlarged Kitchen/Dining Family Room
- Four Bedrooms
- Two Bathrooms
- Excellent Parking and Garage
- Fabulously Proportioned and Presented Rear Garden With Open Views







LOCATION
Weston under Wetherley is a small village lying around four miles north-east of Leamington Spa. At the centre of the village is the Parish Church of St Michael, there also being a village hall and children's playground. There is a popular public house and eatery, The Red Lion, in the nearby neighbouring village of Hunningham. Well regarded state schools are within the catchment area, along with local access to Princethorpe College. Despite its semi-rural location, Weston under Wetherley is well placed for access to neighbouring towns, centres and links including Leamington Spa, Coventry, Rugby and the Midland motorway network. Regular commuter rail links are available from Coventry, Rugby and Leamington Spa.

ON THE GROUND FLOOR

COVERED PORCH ENTRANCE
With period style double glazed entrance door opening into:-

RECEPTION HALLWAY
With staircase off ascending to the first floor, central heating radiator, Quartz windowsill, oak laminate flooring and glazed panelled style doors to:-

CLOAKROOM/WC
With oak laminate flooring and white fittings comprising low level WC. inset wash hand basin with tiled splashback and integrated cupboard below, obscure double-glazed window with Quartz windowsill and central heating radiator.

LOUNGE
5.48m + bay window x 3.59m (17'11" + bay window x 11'9")
With double glazed bay window to front elevation and Quartz windowsill, into which is set a central heating radiator, further central heating radiator, stylish stone fireplace with inset pebble effect gas fire and black granite inner surround and hearth.

STUDY/FAMILY ROOM
3.6m x 2.86m (11'9" x 9'4")
Having a range of fitted book and display shelving extending across one side of the room, central heating radiator and double glazed French style doors giving external access to the rear garden

OPEN PLAN KITCHEN DINING FAMILY ROOM
5.87m x 5.69m max / 3.51m min (19'3" x 18'8" max / 11'6" min)
A stylish and spacious open plan room with the kitchen area having been stylishly re-fitted with a range of contemporary German units in a wood grain finish surmounted by Quartz worktops with bevelled edges and comprising coordinating base cupboards, drawers and larder style units, an excellent range of integrated appliances comprising Siemens inset induction hob with filter hood over and twin electric self-clean ovens below, integrated fridge/freezer together with integrated dishwasher and integrated washing machine, undermounted sink unit with surface mounted mixer tap, ceramic tiled flooring throughout the kitchen and dining areas, access to understairs storage, together with personnel door to garage, two contemporary central heating radiators, inset ceiling downlighters, double glazed window, Quartz windowsill and double glazed French style doors intercommunicating with the rear garden.

ON THE FIRST FLOOR

LANDING
With built-in airing cupboard housing the insulated hot water cylinder, access trap to the roof space and doors radiating to:-

MASTER BEDROOM
3.67m x 3.66m (12'0" x 12'0")
- plus depth of fitted wardrobes.
Having two generous double wardrobes providing hanging and storage space, double glazed window, central heating radiator and door to:-

EN SUITE SHOWER ROOM
Being stylishly re-fitted and largely ceramic tiled to the walls and floor and having striking contemporary Porcelanosa fittings comprising low level WC with concealed cistern, wash hand basin with integrated storage below and coordinating cabinet, shower enclosure with glazed door giving access, fitted Aqualisa shower unit, extractor, ceiling downlighters, contemporary radiator and obscure double glazed window.

BEDROOM TWO (REAR)
3.49m x 2.73m (11'5" x 8'11")
With two built-in double wardrobes replicating those in the master bedroom, double glazed window from which there are fabulous views over the rear garden and beyond and central heating radiator.

BEDROOM THREE (REAR)
3.70m x 3.52m (sloping ceiling) (12'1" x 11'6" (sloping ceiling))
With door to eaves storage space, double glazed window and central heating radiator.

BEDROOM FOUR (REAR)
2.60m x 2.09m (8'6" x 6'10")
With double glazed window and central heating radiator.

FAMILY BATHROOM
With white fittings complemented by ceramic tiled splash areas and comprising low level WC with concealed cistern, inset wash hand basin with integrated cupboards and shelved storage below and extending to the side, panelled bath with mixer taps and shower attachment, Velux double glazed roof light and central heating radiator.

OUTSIDE

FRONT
The property is set behind a lawned fore garden with shaped stocked bed fronting and to the right of which a tarmacadam driveway provides off-road parking for a minimum of two vehicles. The driveway also affords direct vehicular access to:-

INTEGRAL GARAGE
With wall mounted Worcester gas fired boiler, up and over door fronting and electric light and power.

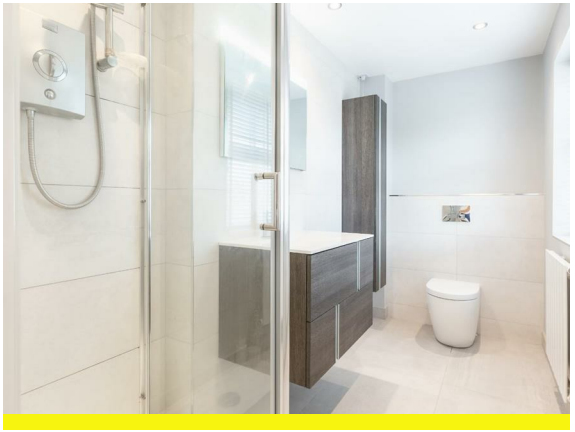
REAR
A beautifully proportioned rear garden which enjoys a super aspect to open fields and countryside beyond and is largely laid to lawn with beautifully stocked and shaped borders to either side complemented by a slate tiled terrace immediately to the rear of the house and a further slate patio area part way through the garden which forms a sunny alfresco dining space. The rear boundary is fringed with several mature trees including Scots Pine with boundaries being fenced. The rear garden can also be entered over a gated side foot access.

DIRECTIONS
Postcode for sat-nav - CV33 9GE.

TENURE
Freehold









Floorplan

Internal Living Area 1,614sq ft / 149.99m2



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General Information

Tenure

Freehold

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

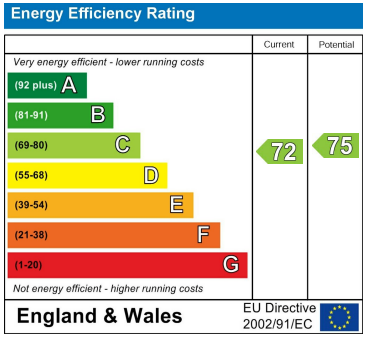
Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Council Tax

Band F - Warwick District Council





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