





Crabb Curtis

4 Steeds Court, Barford | CV35 8DZ

Guide Price: £335,000





4 Steeds Court, Wellesbourne Road, Barford

A beautifully presented, delightfully positioned and larger than average, two double bedroom end of terrace home. Situated in the stunning village of Barford approx. 3 miles from Warwick and lying within close proximity to the fantastic village store, local park, primary school and pubs. Having stunning internal accommodation comprising entrance hall, generous living room, modern kitchen dining room, two first floor double bedrooms, a refitted en-suite shower room and modern family bathroom. Outside the property benefits from allocated parking with further guest parking and a beautiful Southwest facing and landscaped rear garden.

Approach

The property is accessed across the residents' private courtyard parking area which leads up to the canopy porch and double glazed front door.

Entrance Hall

The entrance hall has stairs rising to the first floor and leads into the living room.

Living Room

A larger than average living room with double glazed window to the front elevation, centrally mounted feature fireplace and useful understairs storage cupboard, having glazed double doors opening into the kitchen dining room.

Kitchen Dining Room

The beautifully appointed and modern kitchen dining room features a range of solid wood fronted, shaker style wall and base mounted units with contrasting work surfaces over and has an inset sink and drainer with a range of integrated appliances including, washing machine, dishwasher, fan oven, gas hob and extractor, with space provided for an upright fridge freezer. In addition, this spacious room also provides ample dining space for up to 6 people and has French doors and a double glazed window providing views and access to the stunning rear garden.

To The First Floor

Landing

The first floor landing has stairs rising from the entrance hall and gives way to both bedrooms and the family bathroom benefitting from loft access and a useful airing cupboard.

Bedroom One

The generous principal bedroom has a large double glazed window to the front elevation offering views over the front courtyard and providing fantastic natural light. In addition, there is a double fronted built in storage wardrobe and internal door opening into the refitted en-suite shower room.

En-Suite Shower Room

The beautifully appointed shower room features a suite from RAK comprising a low level W.C with enclosed cistern and dual flush, a wall mounted wash hand basin and enclosed shower cubicle with sliding glass screen and mains fed dual headed shower and double glazed and obscured window to the front of the property.

Bedroom Two

Another spacious double bedroom, currently being used as a home office and benefitting from a double fronted built in wardrobe with double glazed window overlooking the rear garden.

Family Bathroom

The stunning family bathroom has been recently refitted to a fantastic standard by the current owners and features a white suite with an enclosed cistern W.C with dual flush, vanity unit mounted wash hand basin with useful under counter storage and a large bath having a dual headed shower over and glass screen. The picture is completed with ceramic tiling to the floor and all splashback areas, an obscured and double glazed window and central heating radiator.

Outside

To The Front

To the front of the home is an allocated parking space with electric car charger, in addition, there are two further guest spaces available. To the side of the property is a gated side walkway leading to the stunning rear garden.

To The Rear

To the rear of the home, having direct access from the kitchen dining room is the beautiful and landscaped rear garden, benefitting from a paved rear dining terrace, sleeper lined steps and raised beds leading to a raised low maintenance terrace. Further to this, the garden also features an outside tap and power supply.

Agents Notes

The vendor(s) have provided the above information, and Crabb Curtis stress that they have not checked the documentation to verify the status of the property, or information provided by the vendor. Crabb Curtis advise any potential buyer(s) to obtain verification from their solicitor.

Council Tax

The vendor has informed us that the property is located within Warwick District Council and is Band C.

Tenure

The vendor informs Crabb Curtis that the property is freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their solicitor or surveyor prior to committing to purchase the property.

Fixtures and Fittings

Only those items expressly mentioned in the sales particulars will be included in the sales price.

Services

Crabb Curtis understands from the vendor that all mains drains, gas, electricity and water are connected to the property, but have not obtained verification of this. Any interested party should obtain verification of this information via their solicitor or surveyor prior to committing to the purchase of the property.

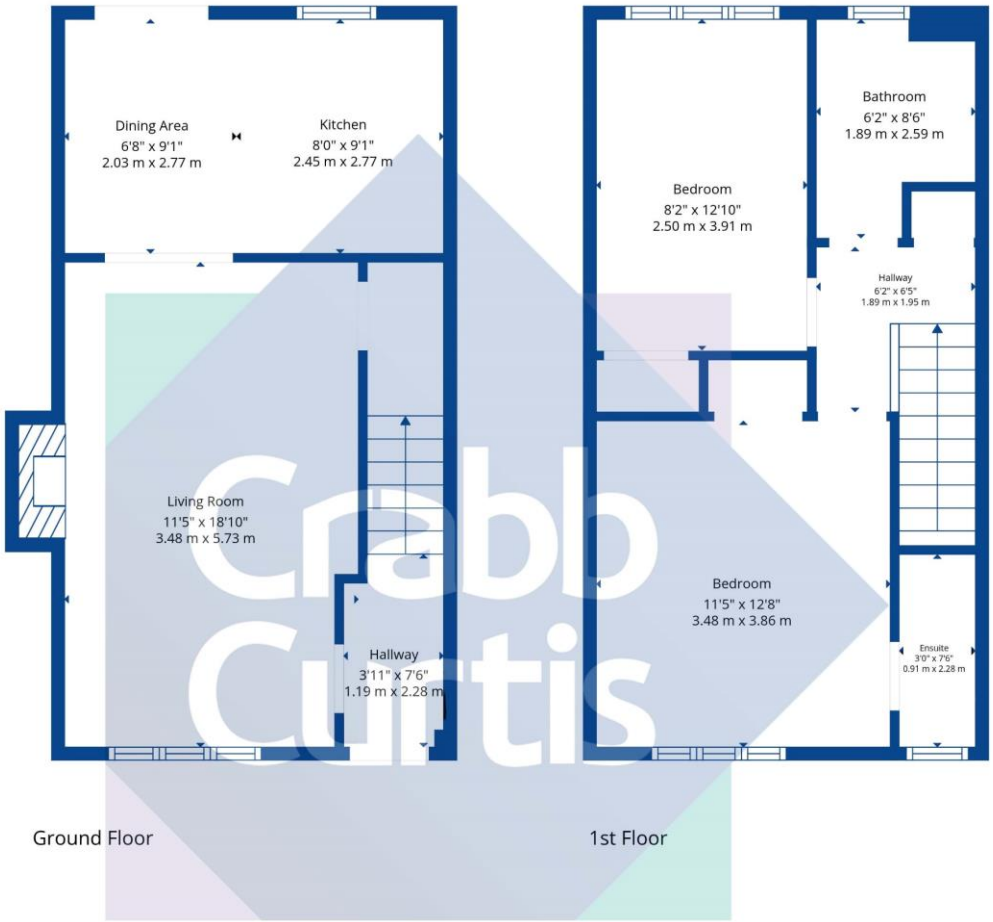
Referral fees

We would like to make our customers aware that in addition to the fee we receive from a seller we may also receive a separate commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

There is no obligation for any party to use the services we refer to you but should you decide to do so we confirm we would expect to receive a referral fee from them as shown on our website.







Total: 833 sq. Ft, 78 m2
Ground Floor: 418 sq. Ft, 39 M2, 1st Floor: 415 sq. Ft, 39 m2
Excluded Areas: Fireplace: 8 sq. Ft, 1 M2, Walls: 63 sq. Ft, 5 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Viewings:
Viewing by appointment through Crabb Curtis

Office opening times:
Monday – Friday 9.00am – 5.30pm
Saturdays 9.00am – 3.00pm

T: 01926 88 87 77
E: leamington@crabbcurtis.co.uk
W: www.crabbcurtis.co.uk

OFFICE
9 Euston Place
Leamington Spa
Warwickshire
CV32 4LN

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.