



Connells

Wilcox Leys
Moreton Morrell Warwick



Property Description

RARE opportunity to purchase this immaculately presented DETACHED property, located in the popular village of Moreton Morrell offering spacious living accommodation throughout. The property comprises hallway, kitchen, utility room, lounge, dining room and ground floor cloakroom. The first floor consists of FOUR BEDROOMS, two en suite bathrooms, family bathroom and a dressing room. Stunning landscaped wrap around garden, double garage and driveway providing off road parking. CONTACT US NOW TO ARRANGE APPOINTMENT TO VIEW!!

Introduction

The charming village of Moreton Morrell is conveniently situated for the Moreton Morrell College and only 3 miles from the well established village of Wellesbourne which lies 5 miles to the east of Stratford upon Avon and some six miles to the south of the County Town of Warwick and 7 miles from Leamington Spa. Local amenities within Wellesbourne include a variety of shops, Post Office, Co-op, inns, churches, medical centre, library, primary/junior school and bus services to neighbouring towns. Access to the M40 motorway can be from junction 13 (south only) or alternatively from Gaydon or Longbridge.

Hallway

Spacious hallway with Amtico flooring and staircase rising to the first floor. Having double glazed window to the front elevation, radiator, storage cupboard and doors leading off to all rooms;

Cloakroom

Having low level WC and wash hand basin:

Lounge

16' 5" x 13' 1" (5.00m x 3.99m)

having inset log burner with fire surround, radiator and dual aspect outlook with double glazed window to front elevation and french door leading to garden;

Kitchen

12' 4" x 8' 9" (3.76m x 2.67m)

Fully fitted kitchen having a range of wall and base units and complimentary work surfaces over, inset sink and drainer unit, eye level integrated double oven and induction hob with extractor hood and space for dishwasher. Ample space for dining area with Amtico flooring throughout, double glazed window to rear elevation and door through to;

Dining Room

16' 11" x 11' 5" (5.16m x 3.48m)

Having radiator and french doors to rear elevation leading to garden;

Utility Room

Having a range of base units with inset sink and drainer. wall mounted oil boiler, double glazed window to front elevation and door to the side elevation with access to driveway;

First Floor

Landing

Stairs rising from entrance hall, offering access to partially boarded loft space, airing

cupboard housing hot water tank and doors leading to all bedrooms and bathroom;

Bedroom One

16' 6" x 13' (5.03m x 3.96m)

Having built in wardrobe, radiator, double glazed window to the rear elevation and door leading through to:

Ensuite

Having low level WC, wash hand basin, bath with shower attachment and double glazed obscure window to front elevation;

Bedroom Three

12' 5" x 8' 10" (3.78m x 2.69m)

Having built in wardrobe space, radiator, radiator, wash hand basin with mixer taps and double glazed window to the rear elevation;

Bedroom Two

15' x 11' 5" (4.57m x 3.48m)

Spacious bedroom with radiator, double glazed window to the rear elevation and door through to:

Dressing Room

10' 1" x 9' 4" (3.07m x 2.84m)

Having radiator, two built in wardrobes, velux window to the rear aspect and door through to:

En Suite

Spacious en suite having modern cream suite comprising low level WC, wash hand basin, bath with electric shower over, storage cupboard housing additional hot water tank and velux window;

Bedroom Four

11' 4" x 8' 2" (3.45m x 2.49m)

Having built in wardrobe, radiator and double glazed windows to the front and side elevations.

Bathroom

Modern suite comprising low level WC, wash hand basin, bath with shower attachment, extractor fan, tiled surrounds and obscure double glazed window to the front elevation;

Outside Front

Having a pathway leading to the front of the property, boarded with lawn, gravel and bushes with a driveway adjacent to the side offering off-road parking for two vehicles giving access to the double garage:

Double Garage

Having power, light, water tap, up and over door to the front and and pedestrian door access from the garden.

Rear Garden

Beautiful landscaped wrap around tiered garden laid to lawn with borders of mature plants, shrubs and a Magnolia tree, having gentle slopes down towards the local brook. There is a patio area with a pergola with an established wisteria leading to a large decking area which overlooks the brook.

Council Tax

Local Authority: Stratford District Council
01789 267575

www.stratford.gov.uk/council/bandings.cfm

Viewings

Strictly by prior appointment via the selling agent.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01789 841535
E wellesbourne@connells.co.uk

Bridge Street
 WELLESBOURNE CV35 9QP

EPC Rating: E

Tenure: Freehold

view this property online connells.co.uk/Property/WBE103242



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