



Connells

Mountford Close
Wellesbourne Warwick



Property Description

RARE opportunity to purchase this fantastic DETACHED bungalow, located on a sought after estate in the popular village of Wellesbourne. Close to the local school and amenities, this beautifully presented property offers generous, versatile living accommodation throughout including an entrance hall, stunning kitchen/family room, playroom, lounge, utility room, FOUR bedrooms, one with EN SUITE, stylish family bathroom, extensive rear garden, and driveway providing off road parking for several vehicles! CONTACT US NOW TO ARRANGE AN APPOINTMENT TO VIEW!!

Introduction

Combining the peace and tranquillity of the countryside with the convenience of the town and city, Wellesbourne occupies an enviable semi-rural location within Southern Warwickshire.

Bordered by beautiful open fields, woodland and rivers, including many sites run by the National Trust, this sought after location is within easy commuting reach of Stratford upon Avon, Warwick, Leamington Spa and Banbury which all offer an excellent choice of shopping, leisure and cultural amenities, whilst major towns and cities including Solihull, Coventry and Birmingham are all within a 30 mile radius and can be accessed via a bus service linking the towns and villages. Railway links at Stratford upon Avon and Warwick Parkway offer regular services to Birmingham, London and beyond whilst the village itself is just 5 miles from junction 15 of the M40 motorway offering ease of access to the Midlands Motorway Network.

Within Wellesbourne the community are well served by their own redesigned and

refurbished sports hall as well as local amenities such as a medical centre, dental surgery and veterinary practice. Facilities also include a library, church and the highly regarded Wellesbourne C of E Primary School. A comprehensive variety of shops include the Co-op and Sainsbury's supermarkets, as well as an array of independent retailers, a post office, all complemented by the regular Wellesbourne Airfield Market.

Restaurants, a hotel and public houses combine with recreational, social and community activities to bring life and vibrancy to this desirable, expanding village location.

The property is located in the heart of the village within close proximity of the dental practice, doctor's surgery and local shops and restaurants.

Entrance Hallway

Double glazed front door into spacious L-shaped hallway having radiator, slate flooring, built in storage cupboard and large walk in Airing cupboard with light, shelving and radiator. Access to insulated and part boarded loft space housing hot water tank and boiler;

Lounge

17' 11" x 14' 7" (5.46m x 4.45m)

Glazed double doors from the hallway into spacious lounge having radiator, TV point, feature open fireplace with granite hearth, timber mantel and surround and double glazed French doors to the rear elevation into garden;

Kitchen/family Room

29' 11" x 14' 7" (9.12m x 4.45m)

A spacious and beautifully finished fitted

kitchen with wall and base mounted units and complementary work surfaces over, inset sink and drainer unit with double glazed window to the side elevation, integrated dishwasher, fridge and freezer, space for rangemaster with splashback and extractor hood over, having a matching large kitchen island with work surface over and cupboard space below, inset ceiling downlighters and ample space for table and chairs. The family area has a vaulted beamed ceiling, TV point, feature brick recessed fireplace with log burner, radiator, two double glazed windows to the rear elevation, door leading to the garden and door through to;

Playroom

Versatile room currently used as playroom having double glazed window to the rear elevation;

Utility

15' 8" x 6' 10" (4.78m x 2.08m)

Having wall and base mounted units with complementary work surface over and tiled splashback, wall mounted cupboard housing boiler, inset Belfast sink with mixer tap over, space and plumbing for washing machine and tumble dryer, inset ceiling downlighters, double glazed door and window to the side elevation;

Bedroom One

19' 11" x 14' 10" (6.07m x 4.52m)

Spacious room having radiator, parquet flooring, TV point, bespoke built in wardrobes, double glazed window to the front elevation and door to;

En Suite

Having a low level WC, sink, double shower cubicle, inset ceiling downlighters, tiling to floor and walls, chrome ladder towel radiator and obscure double glazed window to the side elevation.

Bedroom Two

11' 9" x 7' 11" (3.58m x 2.41m)

Having radiator and double glazed window to the front elevation;

Bedroom Three

11' 9" x 8' 11" (3.58m x 2.72m)

Having radiator, built in wardrobe and double glazed window to the front elevation;

Bedroom Four

14' 11" x 10' 11" (4.55m x 3.33m)

Having radiator and double glazed window to the front elevation;

Bathroom

Luxurious, modern and stylish bathroom having tiled flooring and feature wall to ceiling tiles, low level WC, double sink and vanity unit with inset mirror above, fully tiled walk in shower enclosure, freestanding bath with wall mounted taps, black towel radiator, inset ceiling downlighters and obscure double glazed window to the rear elevation;

Outside

Front

Large gravel driveway offering ample off road parking with some green shrubbery to the borders and access to the rear of the property.

Rear Garden

Private rear garden mainly laid to lawn with paved patio area ideal for outside entertaining, mature shrubs and plants, timber shed and fences to the boundaries with access to the side of the property.

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

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WELLESBOURNE CV35 9QP

EPC Rating: Awaited

Tenure: Freehold

view this property online connells.co.uk/Property/WBE102158



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