



Connells

Farrington Close
Wellesbourne Warwick



Property Description

RARE opportunity to purchase this fantastic FOUR BEDROOM DETACHED property, located in the popular village of Wellesbourne. This well presented property offers generous, living accommodation throughout including kitchen, utility, CLOAKROOM, lounge, dining room, FOUR good sized BEDROOMS, EN SUITE, family bathroom, a private rear garden, detached GARAGE and driveway providing off road parking.

Introduction

Entrance Hallway

Having a door from the front elevation into an entrance hall with a double glazed window to the front elevation, radiator and stairs to the first floor and doors to the lounge, utility room and cloakroom

Lounge

Having a bay window to the front elevation, two radiators, feature fireplace with inset gas fire (not tested) , television point, telephone point and double doors to the dining room and door leading into kitchen;

Dining Room

With radiator and double doors to the rear garden and patio;

Kitchen

A range of wall and base units and complimentary work surfaces over, stainless steel one and a half bowl sink and drainer unit, inset gas hob and electric oven with cooker hood over, dishwasher, large walk in cupboard, window to the rear elevation, door to the side of the property, tiled flooring and archway through to the utility area;

Utility

With a continuation of the tiled flooring from the kitchen, range of base and wall units, work surface, sink unit with drainer and space for washing machine;

Cloakroom

Having a low level WC, wash hand basin, radiator and window to the front elevation;

Landing

With doors to all bedrooms, bathroom and airing cupboard;

Bedroom One

Having a window to the front elevation, fitted wardrobes, radiator and telephone point;

Bedroom Two

Having a window to the rear elevation, fitted wardrobes, radiator and telephone point;

Bedroom Three

With a window to the rear elevation and radiator;

Bedroom Four

Having a radiator and double glazed window to the rear elevation;

Bathroom

A white suite comprising a paneled bath and shower attachment, low level WC, wash hand basin, radiator and double glazed window to the side elevation;

Rear Garden

Enclosed rear garden, laid mainly to lawn with a small paved patio area, timber fences to the boundaries and gated access to the front of the property;

Front Garden

Partially laid to lawn, with driveway to the side allowing parking for several vehicles and access to the garage and garden.

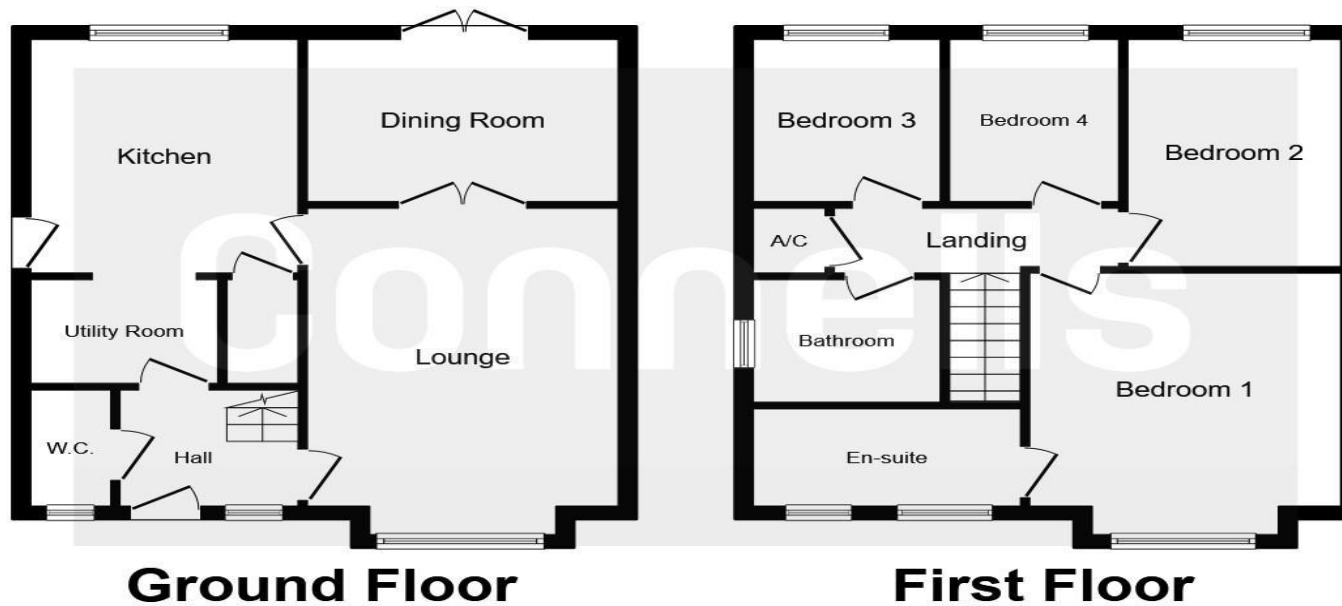
Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Connells. Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: Awaited

Tenure: Freehold

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1. 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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