



**Connells**

Bristol Way  
Wellesbourne WARWICK



## Property Description

Connells are pleased to present this DETACHED FOUR BEDROOM immaculately presented throughout, with an entrance hall, modern OPEN PLAN kitchen/dining room, useful UTILITY room, STUDY, spacious LOUNGE, versatile GARDEN ROOM and ground floor cloakroom. On the first floor, there are FOUR BEDROOMS, one of which benefits from an en-suite shower room and the main bathroom. The property is approached via a driveway providing off-road parking for several cars and A STORE/HALF GARAGE, whilst to the rear, there is an attractive private garden mainly laid to lawn with a patio area

## Introduction

### Entrance Porch

Having UPVC door to front. tiled floor. and door into

### Entrance Hall

Having hardwood door to front. understairs cupboard. Stairs rising to the first floor. Radiator. wood effect laminate flooring, Doors to lounge, kitchen diner and Cloakroom.

### Cloakroom

Having low level w.c and wash hand basin with tiled splashback. Tiled floor. Heated towel rail and double glazed obscure window to the front elevation

### Lounge

18' 5" x 12' ( 5.61m x 3.66m )

Having double glazed window to the front elevation. Feature fireplace with open fire. Laminate wood effect flooring. Radiator and double doors into;

### Kitchen/diner

25' 9" x 11' 10" ( 7.85m x 3.61m )

Having a range of matching wall and base units with work surfaces over, stainless steel sink and drainer unit. six-ring gas hob, electric double oven. Integrated dishwasher and fridge freezer. Wine fridge. Spotlights. Tiled floor with underfloor heating. Double glazed window to the rear elevation and patio doors opening to the garden

### Utility Room

11' 11" x 5' 8" ( 3.63m x 1.73m )

Having door out to the rear garden. Base units with stainless steel sink and drainer and space and plumbing for washing machine, with a vent for a tumble drier,

### Office

8' 6" x 5' 5" ( 2.59m x 1.65m )

Having double glazed window to the side elevation and radiator.

### Garden Room

11' 6" x 8' 2" ( 3.51m x 2.49m )

Having French doors out to the garden. Ceiling light with fan, vaulted ceilings, velux roof lights and underfloor heating.

## Landing

Having loft access with ladder, airing cupboard housing the boiler, and doors to bedrooms and family bathroom.

## Main Bedroom

12' 11" x 11' 2" ( 3.94m x 3.40m )

Having double glazed window to the front elevation, fitted wardrobes and drawers and radiator.

## Ensuite

Suite comprising a WC, wash hand basin with vanity unit and shower cubicle with waterfall shower and radiator.

## Bedroom Two

11' 10" x 9' 10" ( 3.61m x 3.00m )

Having double glazed window to the rear elevation and radiator

## Bedroom Three

12' 1" Max x 8' 10" Max ( 3.68m Max x 2.69m Max )

Having double glazed window to the rear elevation and radiator

## Bedroom Four

9' 11" x 6' 6" ( 3.02m x 1.98m )

Double glazed window to the front elevation. Radiator.

## Bathroom

Suit comprising low level W/C, wash hand basin with vanity unit, bath with shower over. Heated towel rail and double glazed obscure window to the side elevation.

## Store/half Garage

Having a white faced roller shutter door, power and light.

## Rear Garden

Being mainly laid to lawn with decked and paved patio area ideal for outside entertaining, well stocked borders with mature plants and shrubs and timber fences to boundaries:

## Driveway

Having parking for 3 vehicles

## Viewings

Strictly by prior appointment via the selling agent.

## Council Tax

Local Authority: Stratford District Council  
01789 267575

[www.stratford.gov.uk/council/bandings.cfm](http://www.stratford.gov.uk/council/bandings.cfm)







