



**Connells**

Debden Close  
Wellesbourne Warwick





### Property Description

Connells are delighted to present this FIVE bedroom family home located in the ever popular village of Wellesbourne, this stylish, detached home offers a wealth of generous and immaculate family accommodation throughout.

Lovingly maintained by the current owners, this modern property boasts a tasteful and stylish finish throughout. The Kitchen/dining room is fully fitted with a central breakfast bar and ample space for a dining table and a door leading to the separate utility, The generous sized lounge has Sky light roof windows and dual aspect B-Fold doors leading to the garden and door through to a versatile room currently used as a Play room.

To the first floor there are five bedrooms, two en-suite bathrooms, a dressing room and a modern family bathroom.

Externally there is a driveway providing parking for several cars, as well as a garage with light and electrics. The rear garden is well maintained being mainly laid to lawn with patio, pergola and useful shed.

CONTACT US NOW TO ARRANGE APPOINTMENT TO VIEW!!

### Entrance Hall

Having a door and two obscure full height windows to either side from the front elevation, radiator and door to:

### Kitchen/Dining Room

19' 3" MAX x 17' 3" MAX ( 5.87m MAX x 5.26m MAX )

Fully fitted contemporary style kitchen with matching wall and base units and complimentary Quartz work surfaces over, ceiling downlighters, stainless steel sink and drainer with mixer tap over, eye-level double

electric oven and microwave with extractor over, Bosch Induction hob, integrated fridge/freezer and dishwasher, Central island/breakfast bar with storage and work surface over, ample space for dining area, double glazed windows to the front elevation and doors to internal hallway and:

### Utility

7' 5" x 5' 8" ( 2.26m x 1.73m )

Fitted with wall and base units with complimentary work surfaces over with tiled splashback, incorporating al sink and drainer unit, space and plumbing for washing machine and tumble dryer, ceiling downlighters, radiator and double glazed window and door laminate flooring and a door to the side elevation.

### Internal Hallway

Having stairs rising to the first floor, radiator and doors to Lounge and:

### Cloakroom

Fitted with a wash hand basin, low level W/C, partly tiled walls, ceiling spotlights, extractor fan, a radiator and a storage cupboard.

### Lounge

19' 5" MAX x 18' 2" MAX ( 5.92m MAX x 5.54m MAX )

Stunning, generous sized lounge having wall mounted real flame effect fire, custom made shelving units, two coloured vertical radiators, ceiling downlighters, three skylight roof windows, Bi-folds to the side and rear elevations and door to:

### Playroom

11' 3" x 8' 2" ( 3.43m x 2.49m )

Having ceiling downlighters, radiator, door leading to garage and patio doors to the rear elevation to garden.

## First Floor

### Landing

Having radiator, doors to all bedrooms and bathroom and access to fully boarded loft which benefits from lighting and Velux windows.

### Bedroom One

12' 3" x 10' ( 3.73m x 3.05m )

Having radiator, ceiling downlighters, double glazed window to front elevation and door to:

### En Suite

Fitted with white suite, comprising a vanity wash hand basin, double shower, low level W/C, partly tiled walls, tiled flooring, heated towel rail, extractor fan, obscure double glazed window to side elevation and door to;

### Dressing Room

8' 2" x 8' 1" ( 2.49m x 2.46m )

Having fitted storage and wardrobe units, radiator and double glazed window to the side elevation;

### Bedroom Two

11' 8" x 11' 2" into alcove ( 3.56m x 3.40m into alcove )

Having radiator, ceiling downlighters, double glazed window to the rear elevation and door to;

### En Suite

Fitted with white suite, comprising a vanity wash hand basin, shower, low level W/C, partly tiled walls, tiled flooring, extractor fan and obscure double glazed window to side elevation.

### Bedroom Three

11' 8" x 10' 1" MAX ( 3.56m x 3.07m MAX )

Having radiator, ceiling downlighters and double glazed window to the rear elevation.

### Bedroom Four

10' 2" x 8' 1" ( 3.10m x 2.46m )

Having radiator, ceiling downlighters, double

glazed window to the rear elevation and door to

### Walk In Wardrobe

4' 9" x 4' 1" ( 1.45m x 1.24m )

Having fitted shelving and hanging space.

### Bedroom Five

9' 9" x 9' 2" ( 2.97m x 2.79m )

Having radiator, ceiling downlighters and double glazed window to the front elevation.

### Bathroom

Fitted with a white suite, comprising vanity wash hand basin, bath with shower over, low level W/C, partly tiled walls, tiled flooring, extractor fan and obscure double glazed window to side elevation.

### Outside

#### Front

Recently extended driveway to the front of property offering parking for several vehicles with gated access to side.

#### Garage

Having roller garage doors, power and light.

#### Rear Garden

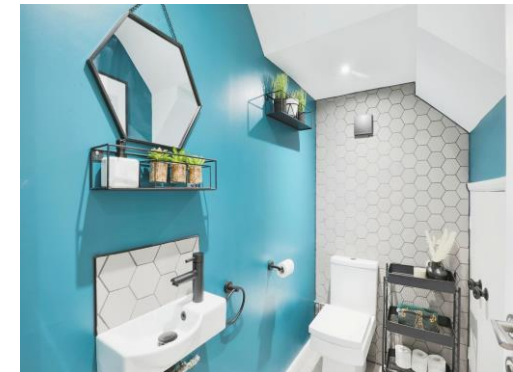
Generous sized rear garden mainly laid to lawn with paved patio area ideal for outside entertaining, wooden pergola, metal framed shed, access to front of property and timber fences to boundaries.

### Council Tax

Local Authority: Stratford District Council

### Viewings

Strictly by prior appointment via the selling agent.



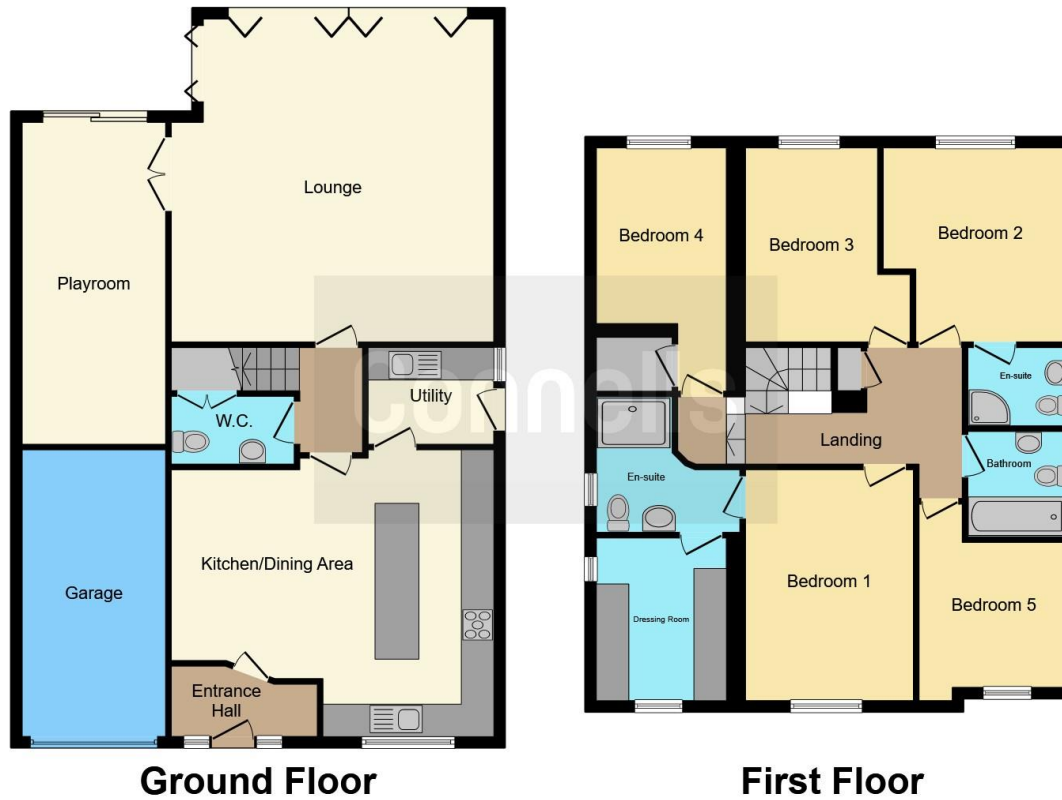












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Freehold

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