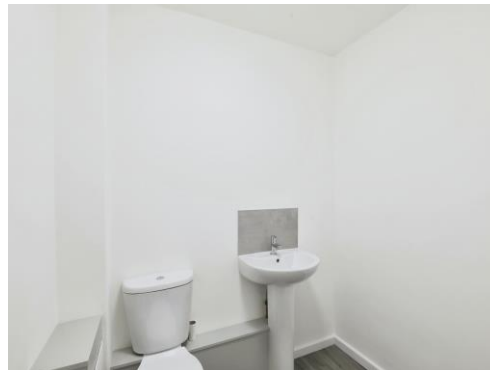




Connells

Canberra Close
Wellesbourne Warwick



Property Description

Connells are pleased to present this spacious FOUR BEDROOM DETACHED property, located in the popular village of Wellesbourne.

This recently refurbished property offers generous, living accommodation throughout including kitchen, utility, CLOAKROOM, lounge, dining room, Study, FOUR BEDROOMS, one with EN SUITE and a family bathroom.

Outside the property benefits from double garage and enclosed rear garden.

CONTACT US NOW TO BOOK YOUR VIEWING!!

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.

Entrance Hall

Having stairs to first floor, radiator and doors leading to Dining Room, Kitchen, Cloakroom and;

Sitting Room

25' 10" Max x 12' 4" Max (7.87m Max x 3.76m Max)

Spacious lounge having feature fireplace with Gas Fire, two radiators, double glazed window to the front elevation, French doors leading into garden and doors to Dining room and:

Study Room

9' 5" Max x 9' 5" Max (2.87m Max x 2.87m Max)

Having double glazed window to the rear elevation and radiator.

Dining Room

13' 8" Max x 11' 8" (4.17m Max x 3.56m)

Having double glazed window to the rear elevation and two radiators;

Cloakroom

Recently refitted, comprising low level WC, wash hand basin, extractor fan and radiator;

Kitchen

16' 5" x 13' 4" MAX (5.00m x 4.06m MAX)

Recently refurbished kitchen having wall and base units with complimentary work surfaces over, incorporating a sink and drainer unit. There is an integrated oven, electric hob with cooker hood over, integrated fridge/freezer and dishwasher with double glazed windows to side and rear elevations and door to:

Utility

8' 3" x 6' 5" (2.51m x 1.96m)

Having base unit with complimentary work surface over incorporating stainless steel sink and drainer unit with tiled splashback, space and plumbing for washing machine and door to side elevation;

First Floor

Landing

Having radiator, loft access and doors to all bedrooms and bathroom;

Bedroom One

18' 7" Max x 11' 4" Max (5.66m Max x 3.45m Max)

Having two built in wardrobes, radiator and door to:

En Suite

Recently refitted En Suite having white suite comprising WC, wash hand basin, shower

enclosure, radiator and obscure double glazed window to the rear elevation;

Bedroom Two

12' 6" x 10' 6" (3.81m x 3.20m)

Having built in cupboard, radiator and double glazed window to front elevation:

Bedroom Three

10' x 9' (3.05m x 2.74m)

Having built in wardrobes, radiator and double glazed window to rear elevation:

Bedroom Four

9' 3" x 8' 3" (2.82m x 2.51m)

Having cupboard housing heating cylinder, further cupboard/wardrobe, radiator and double glazed window to front elevation:

Bathroom

Recently refitted bathroom having white suite comprising low level WC, wash hand basin, bath with mixer taps, radiator and obscure double glazed window to the rear elevation:

Outside

Front

Having block paved driveway, laid to lawn area, gate to side and path leading to the front door.

Double Garage

Having up and over garage door, power and light.

Rear Garden

Private mature rear garden, being mainly laid to lawn with shrubs and trees, paved patio area and gate out to the front.

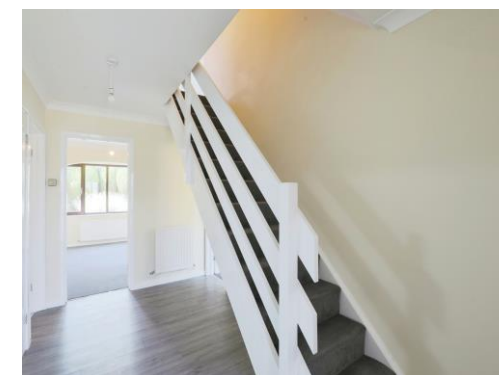
Council Tax

Local Authority: Stratford District Council
01789 267575

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

Viewings

Strictly by prior appointment via the selling agent.









This 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

To view this property please contact Connells on

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Bridge Street
 WELLESBOURNE CV35 9QP

EPC Rating: Awaiting

Tenure: Freehold

view this property online connells.co.uk/Property/WBE103613



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