



Connells

Cozens Street
Wellesbourne Warwick



Property Description

Connells are delighted to be marketing this immaculately presented and spacious FOUR BEDROOM DETACHED property, located in a favourable position overlooking the green space and park area in the popular village of Wellesbourne.

Offering generous, living accommodation throughout including Lounge, Dining Room, kitchen/family room, utility, CLOAKROOM, FOUR BEDROOMS, one with EN SUITE and a family bathroom.

Outside the property benefits from driveway and garage offering off-road parking and a beautiful enclosed rear garden with a detached versatile Home Office room.

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, telephone point and doors leading to Lounge, Dining room, Kitchen/Family room and;

Dining Room

10' 10" x 9' 10" (3.30m x 3.00m)

Having radiator and double glazed window to the front elevation;

Lounge

13' 3" x 10' 9" (4.04m x 3.28m)

Having radiator, television and telephone points. fitted television unit and double glazed window to the front elevation:

Kitchen/Dining Room

20' 3" x 9' 6" (6.17m x 2.90m)

Beautifully appointed, modern and stylish kitchen/Dining room having wall and base units with complimentary work surfaces over, incorporating inset sink and drainer unit with filter tap and double glazed window overlooking rear garden. There is an integrated oven with gas hob and chrome extractor hood over, integrated fridge/freezer and dishwasher and door into Utility room. Having ample space for dining area with radiator and patio doors leading into the rear garden:

Utility

Having wall and base units with complementary work surface over and inset stainless steel sink and drainer unit, wall mounted central heating boiler, radiator, space and plumbing for washing machine, door to rear elevation into garden and door to;

Cloakroom

Having WC, wash hand basin and obscure double glazed window to side elevation;

First Floor

Landing

Having double glazed window to side elevation, loft hatch giving access to partially boarded and insulated loft and doors to storage cupboard, bedrooms and bathroom;

Bedroom One

12' 11" x 11' 5" (3.94m x 3.48m)

Having radiator, built in wardrobes with mirrored doors, double glazed window to rear elevation and door to:

En Suite

Having white suite comprising WC, wash hand basin, shower enclosure with rainfall shower, heated towel rail, extractor fan and obscure double glazed window to the rear elevation;

Bedroom Two

12' 11" x 11' 6" (3.94m x 3.51m)

Having radiator and double glazed window to front elevation:

Bedroom Three

9' 10" x 9' (3.00m x 2.74m)

Having radiator and double glazed window to front elevation:

Bedroom Four

8' 3" x 7' 9" (2.51m x 2.36m)

Having radiator and double glazed window to front elevation:

Bathroom

Having white suite comprising low level WC, wash hand basin, bath with shower over, heated towel rail, extractor fan and obscure double glazed window to the rear elevation:

Home Office

Having heating, air conditioning, power, light, connection to the Internet and bi folding doors leading out to the rear garden.

Outside

Front

Having pathway leading to front, lawn foregarden with shrubs, plants and bushes to the boundaries, driveway with bin store to the side of the property leading to garage.

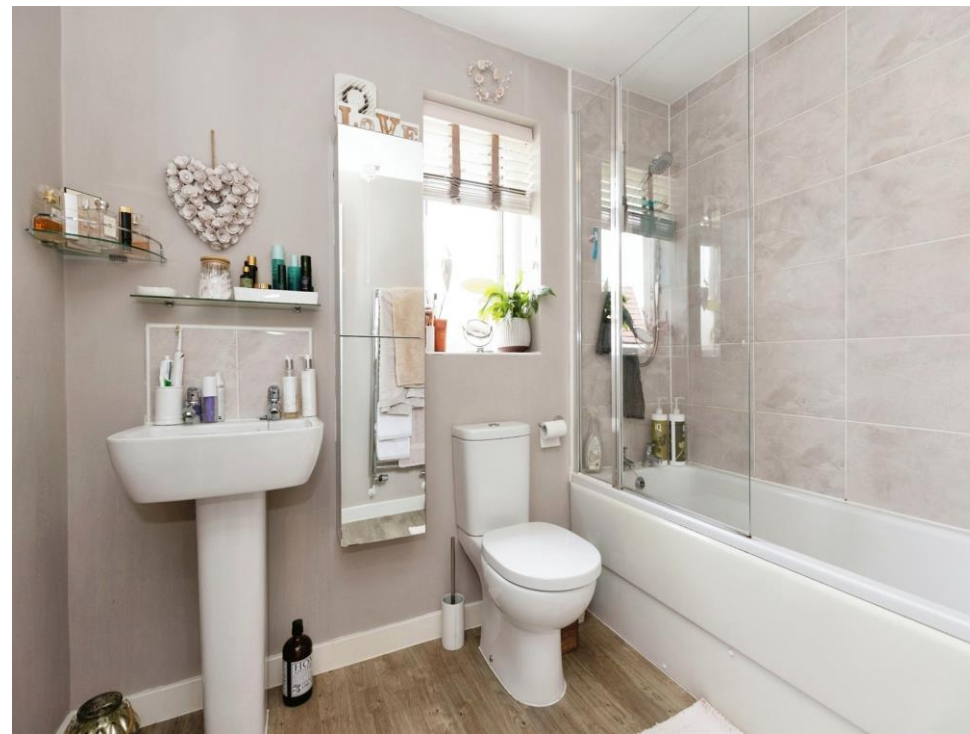
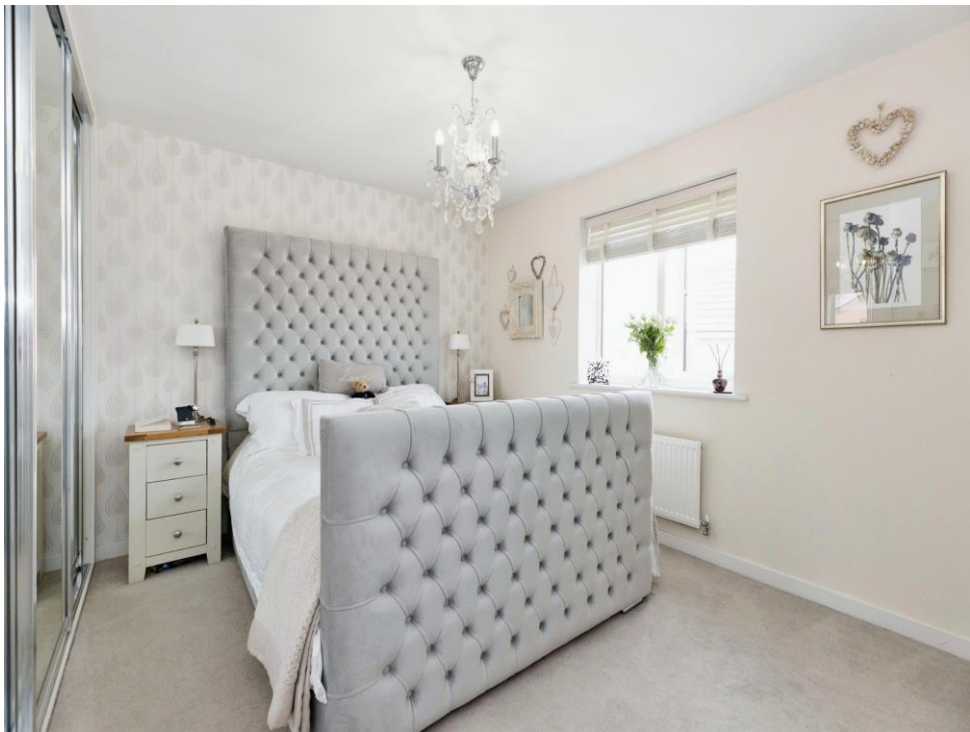
Garage

Detached single garage with up and over door, power and light and personnel door to side allowing access to rear garden.

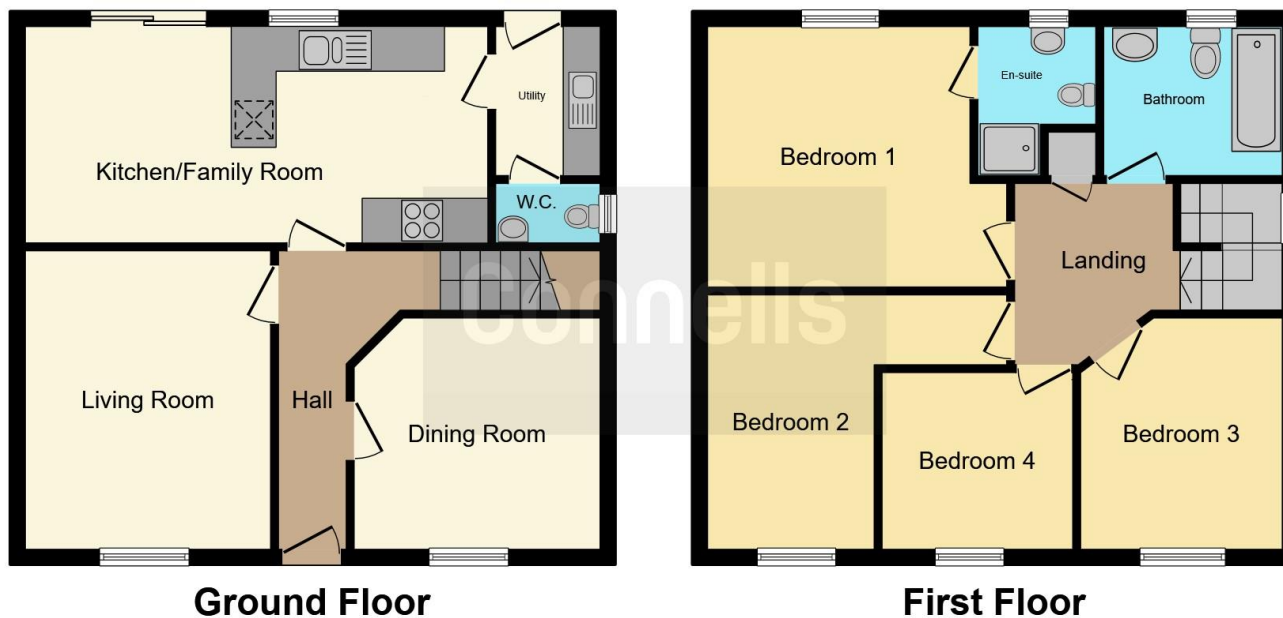
Rear Garden

Beautiful landscaped rear garden, with mature plants, shrubs and trees, various patio areas, lawned space, pergola, brick and timber boundaries, outside socket, water tap, water feature, spotlights in paving and side gate access.









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

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EPC Rating: B

Tenure: Freehold

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