



**Connells**

Delany Avenue  
Wellesbourne WARWICK



## Property Description

Connells are delighted to be marketing this immaculately presented FIVE bedroom spacious property located in the popular village of Wellesbourne.

Benefiting from Kitchen/Dining Room and separate Utility, Lounge, Study, CLOAKROOM, family bathroom and EN SUITE.

Externally there is a generous sized enclosed rear garden, detached garage to the side of the property and PRIVATE driveway providing off road parking.

CONTACT US NOW TO ARRANGE 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 a door from the front elevation into a light and airy entrance hall with radiator, understairs storage space, carpeted staircase rising to the first floor, and doors leading to lounge, Kitchen/Dining room, Cloakroom and;

## Study

Versatile room currently used as a study having radiator and double glazed window to the front elevation:

## Cloakroom

Having radiator, low level WC and wash hand basin;

## Lounge

16' 2" x 10' 7" ( 4.93m x 3.23m )

Having carpet flooring, two radiators and double glazed window to the front elevation;

## Kitchen/Dining Room

22' 6" x 10' 4" MAX ( 6.86m x 3.15m MAX )

Spacious room, with a modern, fully fitted kitchen with wall and base mounted units and complementarity work surfaces over, tiled

splashback, inset one and a half stainless steel sink unit with mixer tap, integrated double electric oven with gas hob and stainless steel cooker hood over, space for dishwasher and space for fridge/freezer and offering ample space for table and chairs. There are two double glazed windows to the rear elevation, double french doors opening onto the garden and door to;

### Utility

8' 4" x 5' 4" ( 2.54m x 1.63m )

Having wall and base units with complementary work surface over, space and plumbing for washing machine and tumble dryer and door to the side elevation :

## First Floor

### Landing

Stairs rising from entrance hall to spacious gallery style landing area offering access to loft, storage cupboard and doors leading to all bedrooms and family bathroom;

### Bedroom One

11' 3" x 11' 6" MAX ( 3.43m x 3.51m MAX )

Spacious double bedroom having double glazed window to the front elevation, radiator and door to;

### En Suite

En suite shower room having low level WC, wash hand basin, shower enclosure, extractor fan, radiator and obscure double glazed window to the front elevation.

### Bedroom Two

10' 5" x 8' 2" ( 3.17m x 2.49m )

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

### Bedroom Three

12' 6" MAX x 8' 5" ( 3.81m MAX x 2.57m )

Having radiator and double glazed window to the rear elevation:

### Bedroom Four

10' 6" x 8' 9" ( 3.20m x 2.67m )

Having radiator and double glazed window to the rear elevation:

### Bedroom Five/Dressing Room

7' 8" x 8' 4" ( 2.34m x 2.54m )

Currently used as a dressing room with fitted storage/wardrobe space, radiator and double glazed window to the rear elevation;

### Bathroom

Modern and stylish bathroom having white suite comprising low level WC, wash hand basin with vanity unit, tiled surrounds, extractor fan, bath with glass shower screen and shower attachment over, radiator and obscure double glazed window to the side elevation:

### Outside

#### Front

Having a tarmac driveway to the side of the property offering ample parking for several vehicles, pathway to front door, artificial lawned foregarden with hedges to the borders, access to the rear garden and to the detached garage.

#### Garage

Single detached garage having access from the driveway to the side of the property with up and over door, power and light.

#### Rear Garden

Enclosed rear garden mainly laid to lawn with timber fence and brick boundaries, paved patio area ideal for outside dining and entertaining with gated access to the front of the property.

### Council Tax

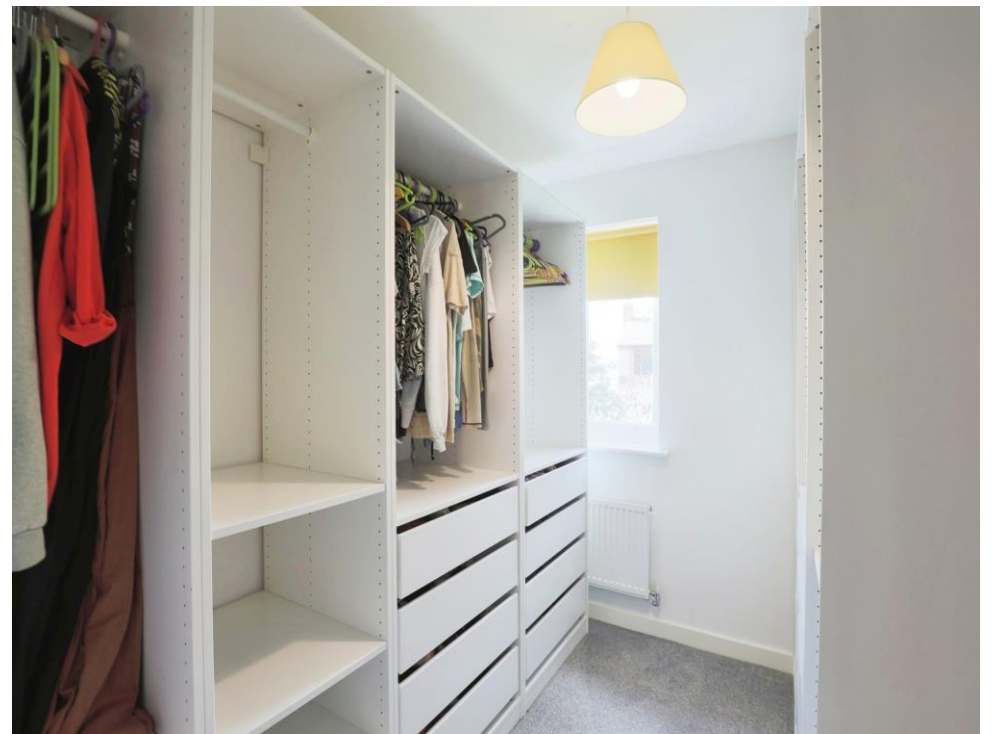
Local Authority: Stratford District Council  
01789 267575

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

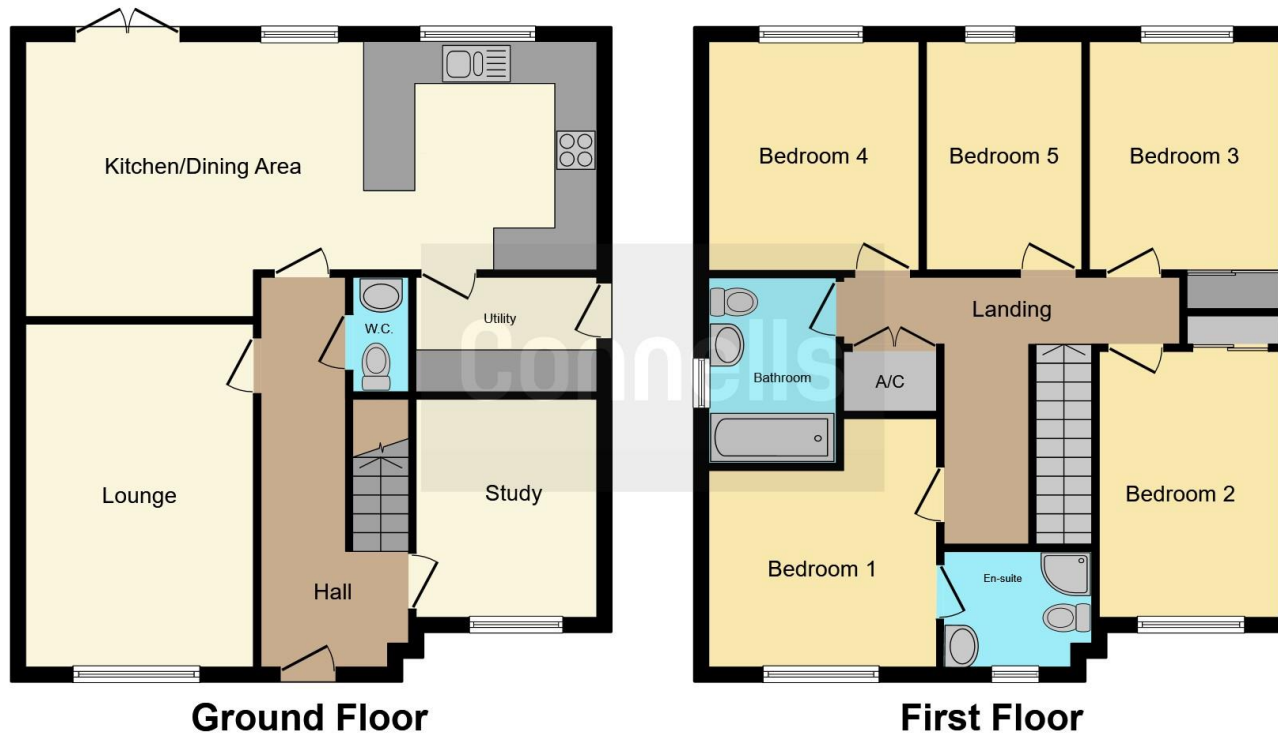
### Viewings

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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: B**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WBE103623](http://connells.co.uk/Property/WBE103623)**



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