



Connells

Parrott Close
Wellesbourne WARWICK

Parrott Close Wellesbourne WARWICK CV35 9TY

for sale offers in excess of
£485,000



Property Description

Connells are excited to present this immaculately presented, spacious five-bedroom property, located in the highly sought-after village of Wellesbourne.

This exceptional home boasts a stylish Kitchen/Dining/Family Room and a separate Utility, along with a spacious Lounge, Study, Cloakroom, Family Bathroom, and En Suite for added convenience.

Externally, you'll find a generously sized, enclosed rear garden, a detached garage to the side, and a private driveway offering off-road parking for multiple vehicles.

Contact us today to arrange your viewing and experience this stunning home for yourself

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 spacious entrance hall with luxury vinyl flooring, radiator with cover, carpeted staircase rising to the first floor, and doors leading to lounge, study, kitchen/dining/family room and;

Cloakroom

Having partially tiled walls, WC, wash hand basin, extractor fan and ceiling downlights;

Lounge

16' 2" x 10' 6" (4.93m x 3.20m)

Having two radiators and double glazed window to front elevation:

Kitchen/Dining/Family Room

26' 6" x 10' 4" (8.08m x 3.15m)

Spacious room, with a modern, upgraded kitchen with wall and base mounted units and complimentary quartz work surfaces and upstand over, Integrated oven and induction hob with splashback and chrome extractor

over, inset one and a half sink unit with mixer tap. Luxury vinyl flooring throughout, ample space for sofas, table, and chairs. There are two double glazed windows to the rear elevation, double French doors opening onto the garden and door to;

Utility Room

8' 4" x 5' 5" (2.54m x 1.65m)

Having wall and base units with complementary work surface over, integrated washing machine, wall mounted cupboard housing boiler, space for fridge freezer, radiator and door to the side elevation :

Study/Dining Room

9' 9" x 8' 4" (2.97m x 2.54m)

Having radiator and double glazed window to front elevation:

First Floor

Landing

Stairs rising from entrance hall to spacious gallery style landing having access to loft, large airing cupboard and doors leading to all bedrooms and family bathroom;

Bedroom One

11' 1" x 9' 7" (3.38m x 2.92m)

Having built in mirrored wardrobes, radiator, double glazed window to the front elevation and door to;

En Suite

Beautifully appointed partially tiled en suite shower room having low level WC, wash hand basin, shower enclosure with rainfall shower, ceiling downlighters, extractor fan, shaver point, chrome towel rail and obscure double glazed window to the front elevation.

Bedroom Two

12' 2" x 8' 5" (3.71m x 2.57m)

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

Bedroom Three

10' 2" x 8' 7" (3.10m x 2.62m)

Having radiator and double glazed window to the rear elevation;

Bedroom Four

8' 8" x 8' 9" (2.64m x 2.67m)

Having built in mirrored wardrobes, radiator and double glazed window to the rear elevation;

Bedroom Five

7' 2" x 8' 7" (2.18m x 2.62m)

Having radiator and double glazed window to the rear elevation;

Bathroom

Modern and stylish bathroom having white suite comprising low level WC, wash hand basin, partially tiled walls, extractor fan, ceiling downlighters, bath with rainfall shower over the bath with glass shower screen, chrome towel rail and obscure double glazed window to the side elevation:

Outside

Front

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

Garage

Having access from side driveway with up and over door, lighting, power and EV charging point.

Rear Garden

Enclosed rear garden mainly laid to lawn with large paved patio area ideal for outside entertaining, timber fence and brick boundaries and a gate leading out to the driveway.

Council Tax

Local Authority: Stratford District Council

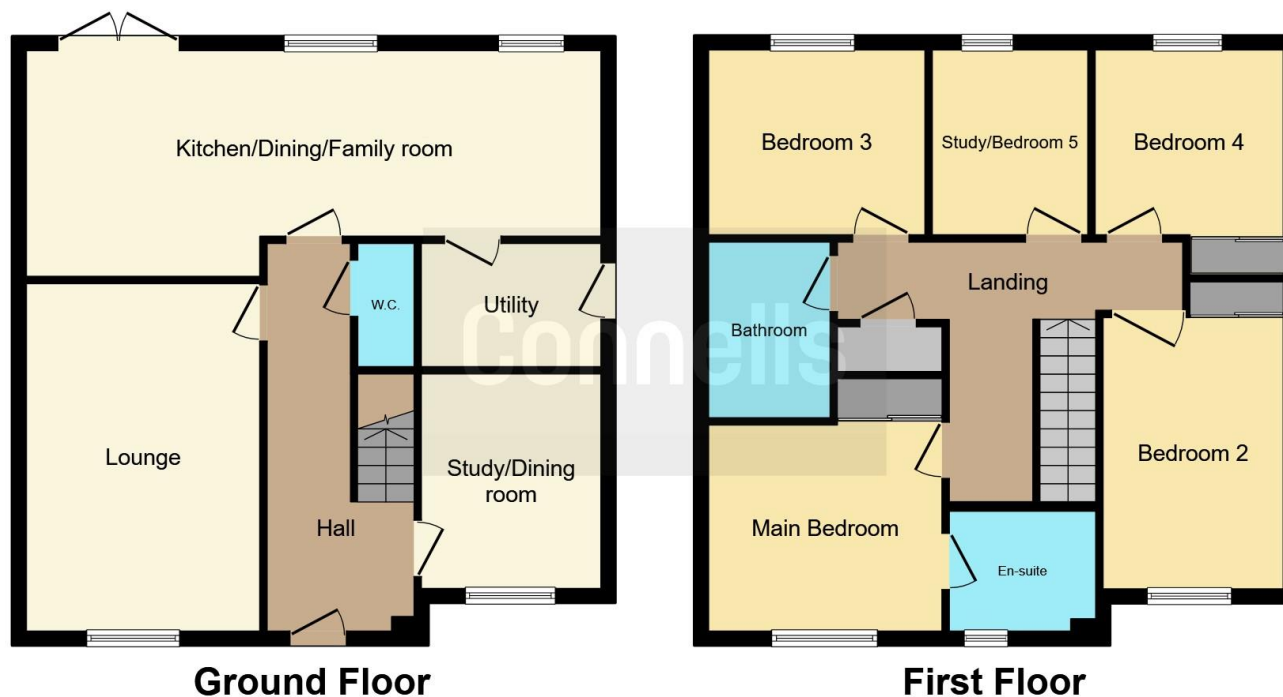
Viewings

Strictly by prior appointment via the selling









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

T 01789 841535
E wellesbourne@connells.co.uk

Bridge Street
 WELLESBOURNE CV35 9QP

EPC Rating: B

view this property online connells.co.uk/Property/WBE103664

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WBE103664 - 0011