

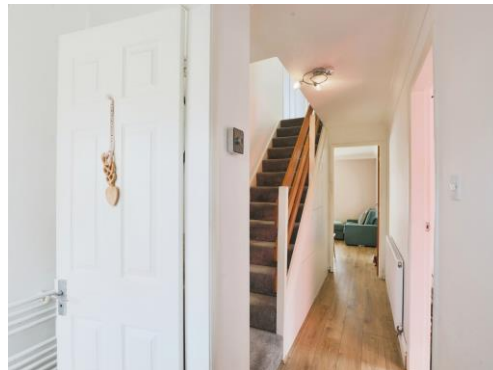


Connells

Beaufort Close
Wellesbourne Warwick

Beaufort Close Wellesbourne Warwick CV35 9NU

for sale offers over
£400,000



Property Description

Connells are delighted to be marketing this beautifully presented THREE bedroom DETACHED property located in the popular village of Wellesbourne.

Benefiting from Lounge/Dining room and separate Utility, Conservatory, CLOAKROOM, family bathroom and EN SUITE.

Externally there is a generous sized enclosed rear/side garden, driveway providing off road parking and integral GARAGE.

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 spacious entrance hall with natural wooden laminate flooring, radiator, staircase rising to the first floor, and doors leading to kitchen, lounge/dining room and;

Cloakroom

Having low level WC, wash hand basin with vanity unit, heated towel rail, tiled flooring and obscure double glazed window to front elevation:

Kitchen

17' 5" MAX x 15' 1" MAX (5.31m MAX x 4.60m MAX)

Spacious room with a modern and stylish, fully fitted kitchen offering a comprehensive range of soft close wall and base mounted units and complementary wood work surfaces over, incorporating five ring gas hob, composite sink unit, ceramic tiled splash back with wall mounted cooker hood. Having integrated dishwasher, wine cooler, double oven and pace for American style fridge/freezer. The room benefits from a

central island with base units and matching work surfacing over, ceramic flooring, modern wall mounted radiator and ceiling downlighters. There is a door to the rear elevation into the garden, a sky light window, two double glazed windows to the side and front elevations and door to:

Utility

Having metal base units with complementary work surface over, inset ceramic sink, space and plumbing for washing machine, ceiling downlighters and double glazed window to the front elevation;

Lounge Area

14' 9" x 11' 10" (4.50m x 3.61m)

Having open fire place with log burner, radiator, open to the conservatory and feature archway leading to:

Dining Area

11' 10" x 7' 10" (3.61m x 2.39m)

Having double glazed window to the side elevation overlooking the garden;

Conservatory

11' 4" x 10' 7" (3.45m x 3.23m)

Having laminate flooring, UPVC windows, insulated hard roof, sky light to the rear and patio doors to the garden;

First Floor

Landing

Stairs rising from entrance hall. offering access to loft, airing cupboard and doors leading to all bedrooms and family bathroom;

Bedroom One

12' 9" x 10' 10" (3.89m x 3.30m)

Having built in double wardrobe, radiator, double glazed windows to the front elevation and door to;

En Suite

En suite shower room having floor to ceiling tiling, low level WC, wash hand basin with vanity unit, corner shower cubicle, extractor

fan, chrome heated towel rail and ceiling downlighters;

Bedroom Two

15' 10" x 8' 7" (4.83m x 2.62m)

Having built in double wardrobe, radiator and double glazed windows to the front elevation;

Bedroom Three

12' 4" x 8' 8" (3.76m x 2.64m)

Having radiator and double glazed windows to the rear elevation;

Bathroom

Modern bathroom having white suite comprising low level WC, wash hand basin with vanity unit, partially tiled walls, extractor fan, bath with glazed shower screen, chrome heated towel rail and obscure double glazed window to the rear elevation:

Outside

Front

Having tarmac driveway to the front of property offering parking for several vehicles.

Garage

Having up and over door, light and tap.

Rear/Side Garden

Low maintenance garden mainly laid to gravel borders with paved patio area ideal for outside entertaining, raised borders, external lighting and useful timber storage shed.

Council Tax

Local Authority: Stratford District Council

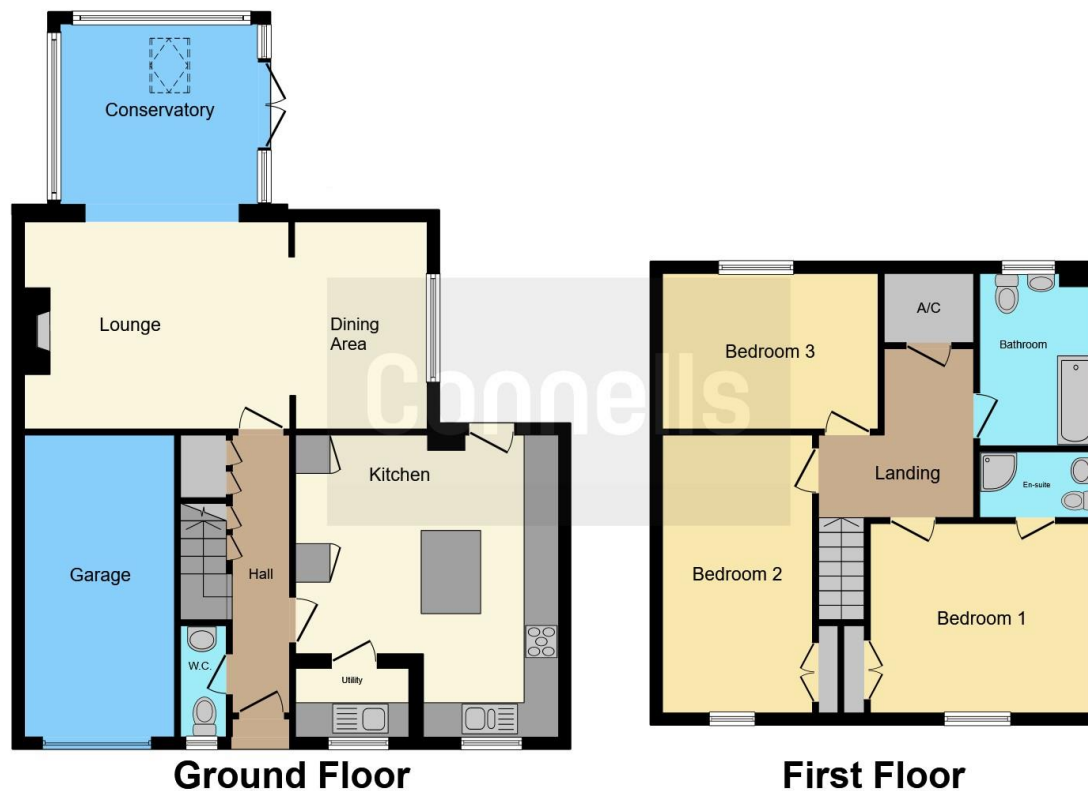
Viewings

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

To view this property please contact Connells on

T 01789 841535
E wellesbourne@connells.co.uk

Bridge Street
 WELLESBOURNE CV35 9QP

EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/WBE103660



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: WBE103660 - 0005