



Connells

Enstone Way
Wellesbourne WARWICK

Enstone Way Wellesbourne WARWICK CV35 9UP

for sale offers over
£370,000



Property Description

IMMACULATELY PRESENTED, FOUR BEDROOM semi detached three storey home, situated in the popular village of Wellesbourne. Benefiting a modern fitted kitchen with integrated fridge/freezer, washing machine and dishwasher, lounge, four spacious bedrooms with an EN SUITE to the principal bedroom, family bathroom, garden, GARAGE and DRIVEWAY offering off-road parking.

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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 Hallway

Door from the front elevation into a spacious entrance having stairs rising to the upper floors, under stairs cupboard, wooden flooring and doors off to the kitchen, lounge and the;

Cloakroom

Having an obscure double glazed window and linoleum flooring, WC, wash hand basin and a radiator.

Kitchen/Breakfast Room

15' 3" x 9' 7" (4.65m x 2.92m)

Modern fully fitted kitchen with a range of wall and base units and complimentary work surfaces over, stainless steel one and a half bowl sink and drainer unit, built in electric oven and gas hob with glass cooker hood over, integrated washing machine, dish washer and fridge freezer, ceramic flooring throughout, spot lights to the ceiling and a

double glazed window to the front elevation. Having a built in seating/dining area and double glazed window to the side elevation.

Lounge

16' x 10' 2" (4.88m x 3.10m)

Double glazed window to the rear elevation, wooden flooring, built in storage cabinets, radiator, television point and double glazed French doors leading to the garden;

First Floor

Landing

Having stairs rising from the ground floor, doors off to all rooms and staircase to second floor.

Bedroom Two

12' x 9' 5" (3.66m x 2.87m)

Having carpeted flooring, radiator and double glazed window to the rear elevation;

Bedroom Three

13' 6" x 9' 5" (4.11m x 2.87m)

Having carpeted flooring, radiator and double glazed window to the front elevation;

Bedroom Four

10' 3" x 6' 10" (3.12m x 2.08m)

Having carpeted flooring, radiator and double glazed window to the rear elevation;

Bathroom

Modern bathroom suite having a double glazed window to the front elevation, linoleum flooring, wash hand basin with built in vanity, WC, bath with a shower over and a radiator:

Second Floor

Landing

Having stairs rising from the second floor and a door to;

Bedroom One

19' MAX x 13' 3" MAX (5.79m MAX x 4.04m MAX)

Spacious master bedroom having double glazed sky light windows, fitted wardrobes, carpeted flooring, radiator, loft hatch providing access to the loft and a door to the;

En Suite

Double glazed sky light window, linoleum flooring, wash hand basin, shower cubicle with a shower, WC and a radiator.

Outside

Rear Garden

Rear garden mainly laid to lawn, paved patio area ideal for outdoor dining and entertaining, railway sleeper planters, brick pathway, timber fence to the boundary and gate to the front elevation.

Front Garden

The property has a driveway offering off-road parking in front of the garage and a lawned front garden with established evergreen borders, outside light and tap.

Council Tax

Local Authority: Stratford District Council

Council tax band : E

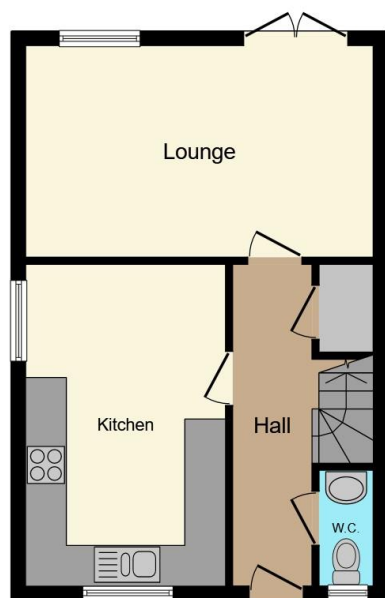
Viewings

Strictly by prior appointment via the selling agent.

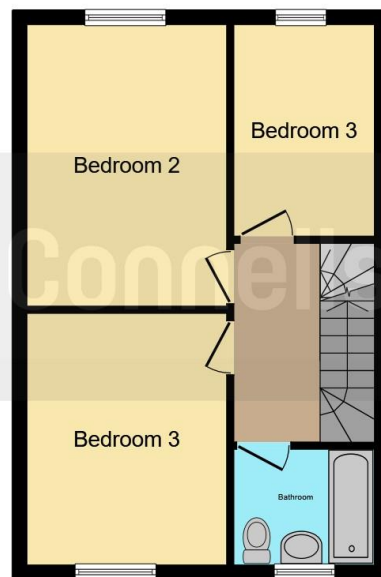








Ground Floor



First Floor



Second Floor

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
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EPC Rating: B Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/WBE103877



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Property Ref: WBE103877 - 0003