



Connells

Chestnut Grove
Moreton Morrell Warwick

Chestnut Grove Moreton Morrell Warwick CV35 9DG

for sale offers over
£500,000



Property Description

Connells are pleased to present this beautifully presented detached, four bedroom family home located in the sought-after village of Moreton Morrell.

This beautifully presented property offers generous living accommodation throughout comprising entrance hall, cloakroom, lounge, dining room, kitchen/breakfast room and utility room. On the first floor there are four bedrooms with one en suite and a family bathroom.

Outside there is a driveway to the side of the property offering off-road parking for several vehicles, garage and a good sized rear garden.

CONTACT US NOW TO ARRANGE APPOINTMENT TO VIEW!!

Introduction

The charming village of Moreton Morrell is conveniently situated for the Moreton Morrell College and only 3 miles from the well established village of Wellesbourne which lies 5 miles to the east of Stratford upon Avon and some six miles to the south of the County Town of Warwick and 7 miles from Leamington Spa. Local amenities within Wellesbourne include a variety of shops, Post Office, Co-op, inns, churches, medical centre, library, primary/junior school and bus services to neighbouring towns. Access to the M40 motorway can be from junction 13 (south only) or alternatively from Gaydon or Longbridge.

Entrance Hall

Having a door from the front elevation into a spacious entrance hall with radiator, staircase rising to the first floor, understairs storage cupboard and doors leading to study, kitchen/dining room and;

Cloakroom

Having low level WC, wash hand basin with tiled splashback, radiator and obscure double glazed window to front elevation;

Dining Room/Study

10' 5" x 7' 9" (3.17m x 2.36m)

Versatile room currently used as a study having radiator, storage cupboard and double glazed window to front elevation;

Kitchen/Breakfast Room

17' 5" MAX x 13' 3" MAX (5.31m MAX x 4.04m MAX)

This generously sized room features modern, stylish wall and base-mounted units with complementary work surfaces, an integrated dish washer, under counter fridge and oven and electric hob with a chrome extractor above. It also includes a one-and-a-half bowl stainless steel sink with a mixer tap. The layout offers plenty of room for a dining table and chairs. Two double-glazed windows illuminate the space to the rear elevation, while a radiator adds warmth. Having double doors leading into the lounge and a door to:

Utility

5' 3" x 4' 8" (1.60m x 1.42m)

Having wall and base units with

complementary work surface over incorporating stainless steel sink and drainer, tiled splashback, space and plumbing for washing machine and fridge/freezer, extractor fan, radiator, wall mounted boiler and door to the side into garden;

Sitting Room

16' 8" x 10' 4" (5.08m x 3.15m)

Having double glazed window to front elevation, radiator, feature fireplace with gas fire and French doors to the rear elevation into garden:

First Floor Landing

Having access to loft, radiator and doors leading to all bedrooms and family bathroom;

Bedroom One

12' 1" x 10' 2" (3.68m x 3.10m)

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

En Suite

The partially tiled en-suite shower room is fitted with a low-level WC, wash hand basin, and a spacious shower enclosure with a rainfall shower, an extractor fan, a white heated towel rail and an obscure double-glazed window to the side elevation.

Bedroom Two

12' 5" x 9' 2" (3.78m x 2.79m)

Having radiator and double glazed window to front elevation:

Bedroom Three

11' 1" x 7' 6" (3.38m x 2.29m)

Having radiator and double glazed window to front elevation:

Bedroom Four

Bathroom

The partially tiled bathroom features a white suite, including a low-level WC, wash hand basin, and a bath with a shower overhead, an extractor fan, a chrome heated towel rail and an obscure double-glazed window to the rear elevation.

Outside Front

Having pathway to front of the property, lawned foregarden and driveway to the side of the property leading to garage.

Garage

Having up and over door, personnel door to the garden, power and light.

Rear Garden

The enclosed rear garden is predominantly laid to lawn, with a paved patio area ideal for outdoor entertaining. The garden boasts three apple trees, one pear tree and a cherry tree along with a beautiful, well established wisteria. Having timber fencing and brick walls to the boundaries, with a gate providing access to the driveway and a personnel door into the garage.

Council Tax

Local Authority: Stratford District Council

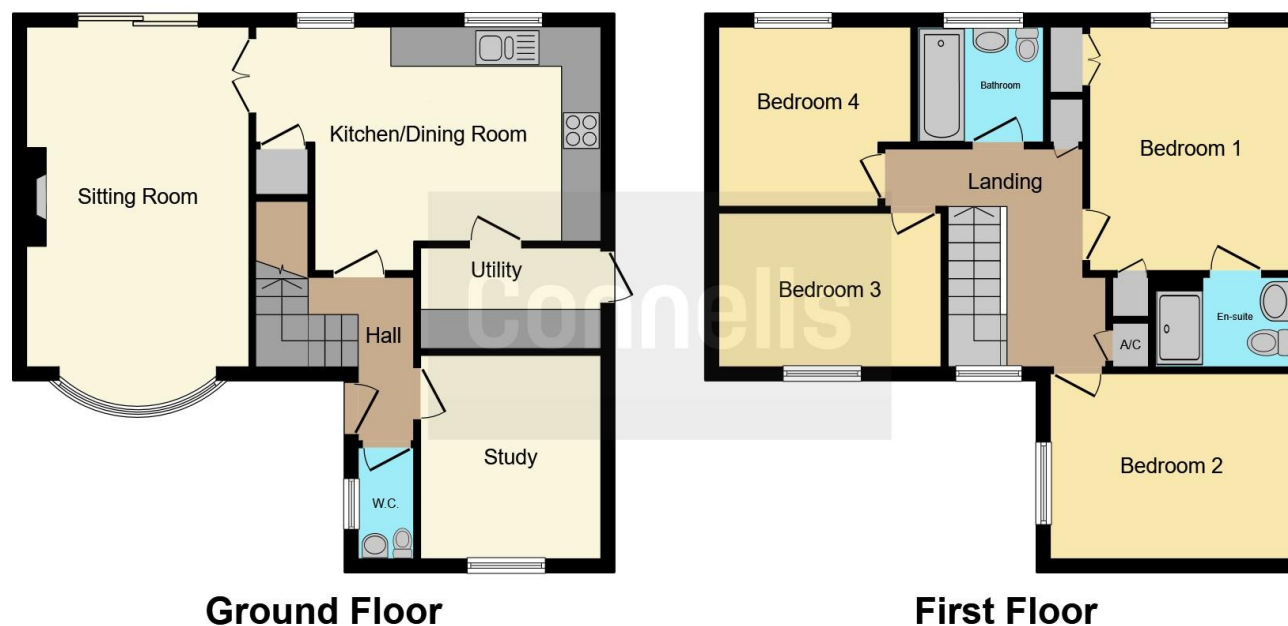
Viewings

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: Awaiting
 Council Tax Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/WBE103923



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: WBE103923 - 0007