



Connells

Newbold Road
Wellesbourne Warwick



Property Description

Immaculately presented detached, three bedroom family home.

Briefly comprising a light and airy entrance hall, Kitchen and Utility room, Sitting room/study, spacious Lounge/dining room with two set of French doors leading to the rear garden and a ground floor Cloakroom.

On the first floor there are three bedrooms and a family bathroom.

Externally there is patio area ideal for outside entertaining with steps leading down to a large lawned area with timber shed and greenhouse.

To the front of the property there is a gated driveway providing off road parking for several vehicles.

CONTACT US NOW TO ARRANGE 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.

Porch

Useful entrance porch with double glazed windows to both side and front elevations and glass paneled door to:

Entrance Hall

Spacious hallway with useful understairs cupboard, two radiators, dog-leg staircase rising to first floor, door to Kitchen and double doors leading to;

Lounge/diner

13' 3" MAX x 26' 9" MAX (4.04m MAX x 8.15m MAX)

Beautifully presented spacious room having two radiators, feature fireplace with electric fire, two sets of French Doors leading to rear elevation to outside patio area;

Kitchen

14' 3" x 14' 7" (4.34m x 4.45m)

Stunning, spacious and beautifully finished modern fitted kitchen with laminate flooring, wall and base mounted units and complementarity worksurfaces over, space for a range style cooker with splashback and extractor hood over, porcelain inset sink and drainer unit with mixer tap over, integrated dishwasher, space for American style fridge/freezer, under counter lighting, radiator and ample space for table and chairs, double glazed window to front elevation and door to:

Internal Hallway

Having radiator, door to side elevation and doors leading to Sitting room/study, WC and:

Utility

Having space and plumbing for washing machine and tumble dryer with work surface over, wall and shelving units and double glazed window to the rear elevation:

Cloakroom

Having a low level WC and obscure double glazed window to the side elevation:

Sitting Room/Study

15' 8" x 8' 8" (4.78m x 2.64m)

Having radiator, double glazed windows to the front and side elevations and door to the side of the property;

First Floor

Landing

Having carpeted dog-leg staircase rising from the ground floor with double glazed window to the side elevation, radiator and doors off to all rooms;.

Bedroom One

13' 4" x 15' 7" (4.06m x 4.75m)

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

Bedroom Two

10' 8" x 10' 8" (3.25m x 3.25m)

Having radiator and two double glazed windows to the rear elevation;

WC

Having obscure double glazed window to the side elevation and low level WC;

Bathroom

Partly tiled bathroom having white suite comprising wood paneled bath with shower over, 'His and Hers' wash hand basins with vanity units below, chrome ladder radiator, storage cupboard and obscure double glazed window to the front elevation:

Bedroom Three

9' 7" x 13' 5" (2.92m x 4.09m)

Having radiator and double glazed window to the rear elevation:

Outside

Front

Having gated entrance to driveway which provides off road parking for several vehicles, a pathway leading to the front door and to the side of the property leading to the rear garden. There is lawned area to the front of the property and shrubs and planed borders.

Rear

Landscaped rear garden with patio area to the rear of the property and steps leading to extensive lawned area with mature shrubs and trees, with a timber shed and green house.

Council Tax

Local Authority: Stratford District Council
01789 267575

www.stratford.gov.uk/council/bandings.cfm

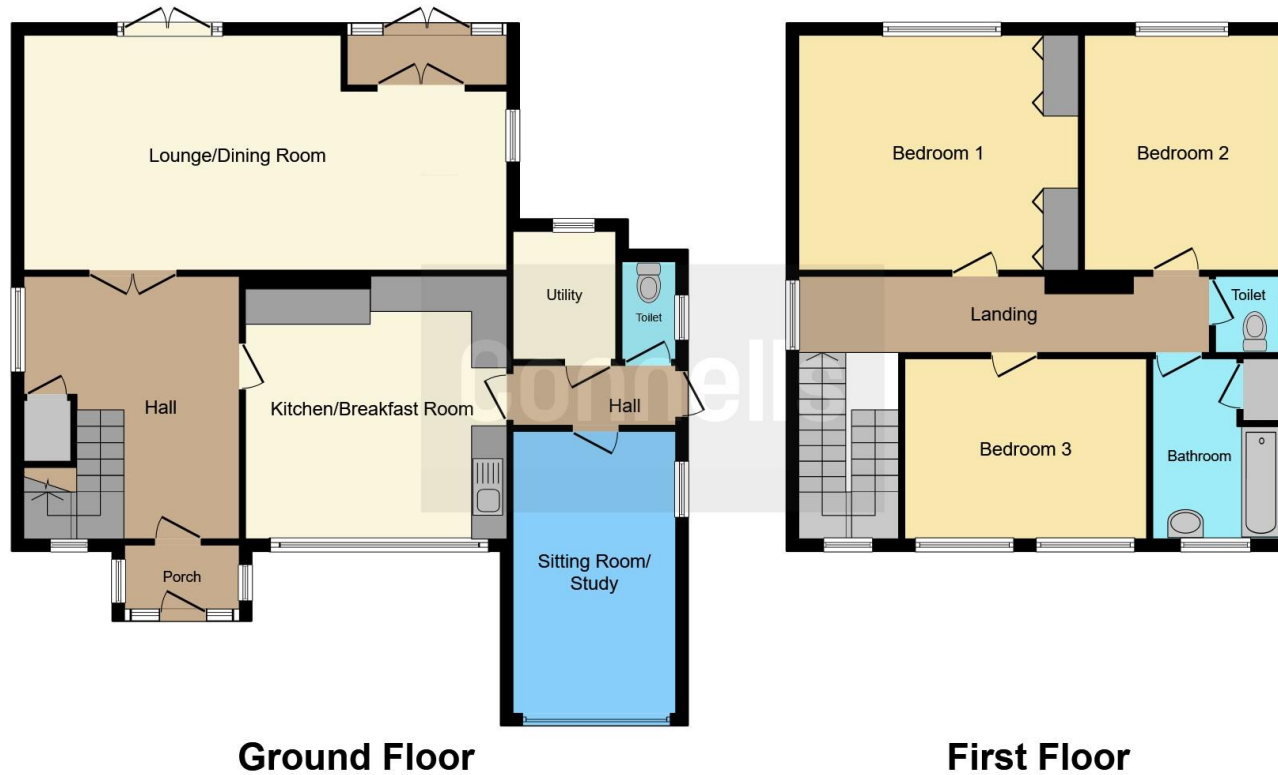
Viewings

Strictly by prior appointment via the selling agent.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/WBE101875

Tenure: Freehold



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