



Connells

Waterloo Close
Wellesbourne Warwick



Property Description

Connells are pleased to present this beautifully presented semi-detached, three bedroom family home. Finished to a high standard and offering spacious accommodation.

Briefly comprising a light and airy open plan kitchen/dining room with Bi-Fold doors leading to the rear garden, a Utility room, lounge and ground floor Shower room.

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

Externally there is an enclosed rear garden with patio and useful outside Office Building.

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

Welcoming entrance hallway with composite door from front elevation, stairs rising to the first floor, vertical radiator and a door to;

Lounge

12' 5" x 14' 5" (3.78m x 4.39m)

Good sized, light and airy lounge having sideboard housing TV and audio equipment, radiator and double glazed window to the front elevation with fitted shutters;

Kitchen/Dining Room

22' 2" x 9' 7" (6.76m x 2.92m)

A spacious and beautifully finished modern fitted kitchen with wall and base mounted units and complementarity worksurfaces over and upstand, having integrated eye-level double oven and microwave, induction hob with inbuilt extractor, dishwasher and fridge freezer. There is an inset one and a half bowl

sink and drainer unit with boiling hot water tap, combi-boiler and understairs storage cupboard. Having ample space for dining area, radiator, ceiling downlighters and Karndean Flooring throughout. The space benefits from double glazed windows to the rear elevation and BI-Fold doors leading to the rear offering access to the patio area, with a door leading to:

Shower Room

Modern shower room comprising low level WC, wash hand basin with vanity unit, walk in shower cubicle, heated chrome towel rail, inset ceiling downlighters, extractor fan, shaver point, floor to ceiling tiled walls, underfloor heating, obscure double glazed window to the side elevation and door to:

Utility Room

5' 2" x 7' 8" (1.57m x 2.34m)

Having base units with complementary work surface over, inset sink and drainer with mixer tap over, space and plumbing for washing machine and tumble dryer, inset ceiling downlighters and double glazed window to the front elevation;

First Floor Landing

Having loft access, airing cupboard and doors to all bedrooms and the family bathroom.

Bedroom One

12' 8" x 8' 8" (3.86m x 2.64m)

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

Bedroom Two

14' 3" MAX x 13' 3" MAX (4.34m MAX x 4.04m MAX)

Having radiator and two double glazed windows to the front elevation with fitted shutters:

Bedroom Three

8' 6" x 11' 4" (2.59m x 3.45m)

Having radiator, fitted wardrobes, double glazed window to the front elevation with fitted shutters;

Bathroom

Having white suite comprising low level WC, vanity sink unit with storage, bath, inset ceiling downlighters, extractor fan, chrome heated towel rail, underfloor heating and obscure double glazed windows to rear elevation with fitted blinds;

Outside Front

Block paved driveway offering off-road parking for several vehicles and gate to the side of the property leading to the rear garden:

Rear Garden

Having paved patio area ideal for outside entertaining, lawn, wooden pergola, raised flower beds, established plants and trees and timber built garden shed, large storage shed and timber built Office building;

Outside Office

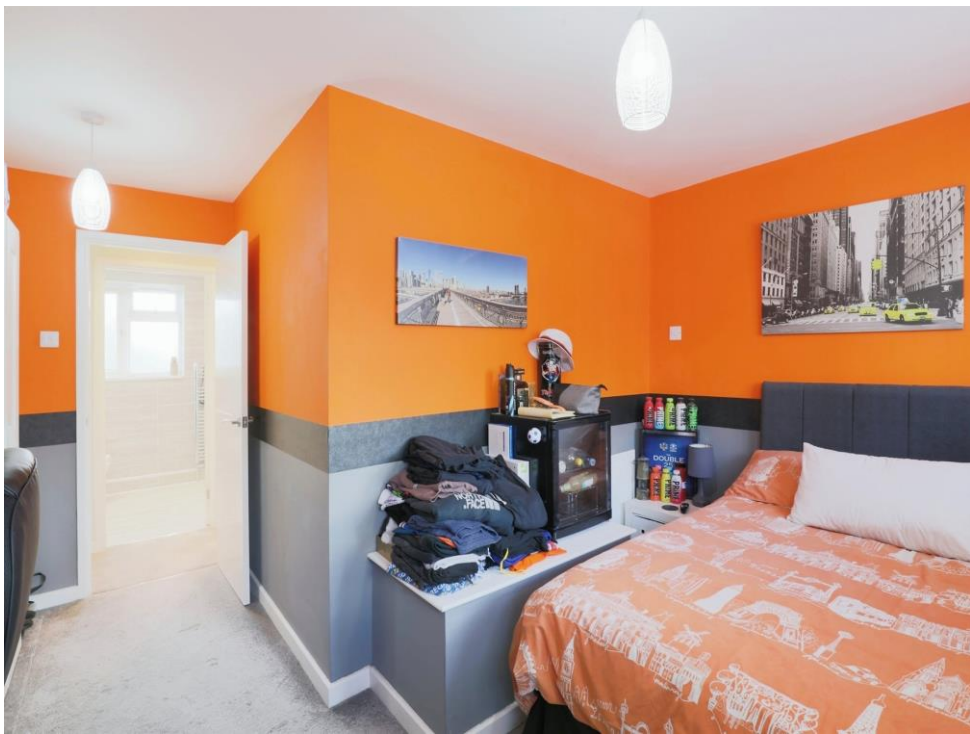
Versatile building ideal as office space with power and light.

Council Tax

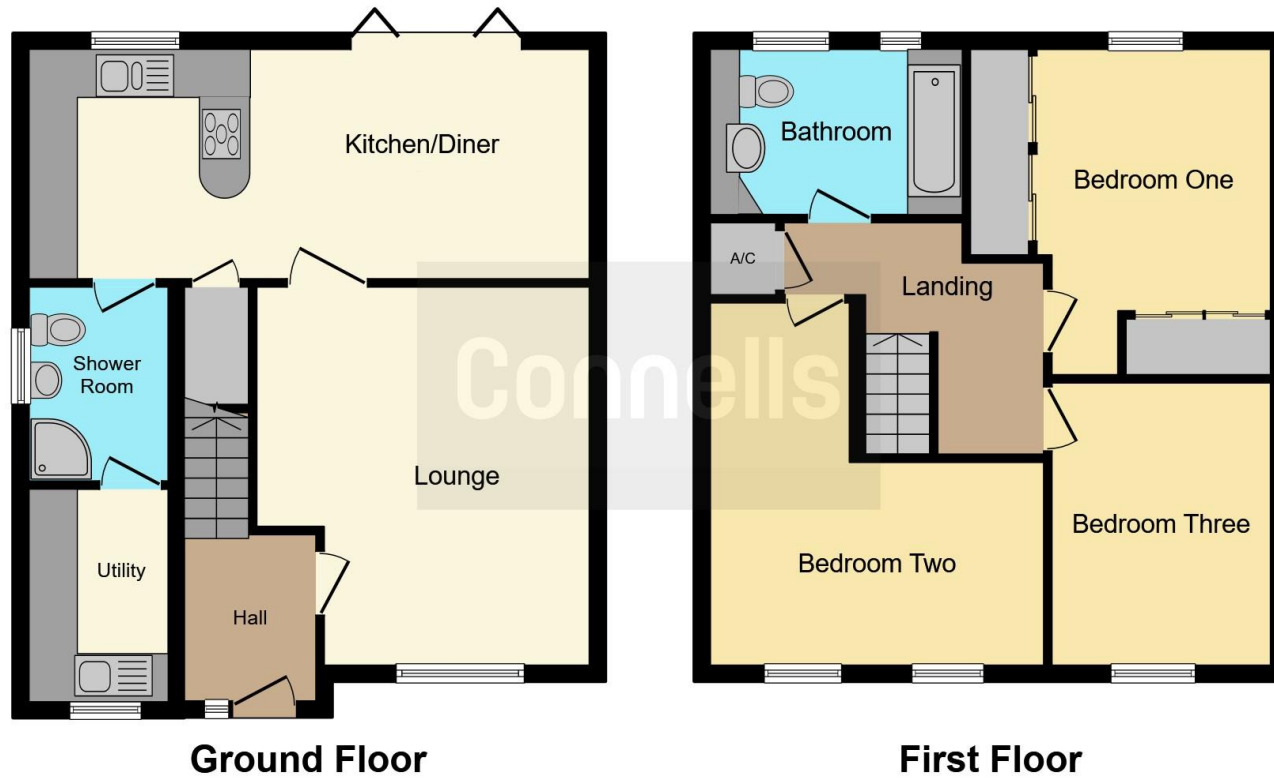
Local Authority: Stratford District Council
01789 267575

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









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: Awaited

Tenure: Freehold

view this property online connells.co.uk/Property/WBE103532



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: WBE103532 - 0004