



Connells

Chestnut Grove
Moreton Morrell Warwick

Chestnut Grove Moreton Morrell Warwick CV35 9DG

for sale offers over
£525,000



Property Description

Connells are pleased to present this beautifully maintained FOUR bedroom detached home. This modern property comprises a spacious, welcoming entrance hall, ground floor cloakroom, Lounge, dining room, fully fitted modern Kitchen, UTILITY and spacious SUN ROOM across the rear of the property.

To the first floor there are four bedrooms, one of which has an en-suite shower room. There is also a modern family bathroom.

Externally the property is positioned in the sought after village of Moreton Morrell. There is a double garage and driveway offering off-road parking with an enclosed rear garden.

CONTACT US NOW TO ARRANGE YOUR VIEWING!!

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 Hallway

Having double glazed, composite front door leading into welcoming, entrance hall with understairs storage cupboard, radiator, Neville Johnson Oak staircase rising to the

first floor, double glazed window to the front elevation, doors to the lounge, kitchen/family room, dining room and;

Cloakroom

Having white suite comprising wash hand basin with vanity unit, tiled splashback, low level W/C, radiator and obscure double glazed window to front elevation;

Dining Room

11' 2" x 10' 2" (3.40m x 3.10m)

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

Kitchen

Irregular Shaped Room 15' 4" MAX x 17' 6" MAX (4.67m MAX x 5.33m)

Modern and stylish kitchen having a range of wall and base units with complimentary surfaces over, central island/breakfast bar, inset stainless steel sink and drainer unit with mixer tap, integrated dishwasher, double oven with induction hob and stainless steel extractor hood over, space for American style fridge/freezer, radiator, patio doors to the rear elevation into the Sun room and opening through to;

Utility Room

Having base unit with inset stainless steel sink, full height storage unit, wall mounted central heating boiler, space and plumbing for washing machine and door to side elevation;

Lounge

20' 5" x 11' (6.22m x 3.35m)

Spacious lounge having double glazed window to the front elevation, radiator and patio doors to rear elevation into Sun Room:

Sun Room

20' 3" x 9' 4" (6.17m x 2.84m)

Spacious UPVC double glazed, insulated Sun Room having french doors into the garden;

First Floor

Landing

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

Bedroom One

15' 8" MAX x 10' 9" MAX (4.78m MAX x 3.28m MAX)

Having radiator, fitted wardrobes, double glazed windows to the rear elevation and door to;

En Suite

Having white suite, comprising low level WC, pedestal wash hand basin, shower enclosure, partially tiled walls, radiator, extractor fan and double glazed obscure window to the front elevation;

Bedroom Two

13' 2" MAX x 11' 8" MAX (4.01m MAX x 3.56m MAX)

Having radiator, built in wardrobes, overstairs airing cupboard and two double glazed windows to the front elevation:

Bedroom Three

11' 3" MAX x 10' 1" MAX (3.43m MAX x 3.07m MAX)

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

Bedroom Four

9' 4" x 8' 7" (2.84m x 2.62m)

Having radiator and double glazed window to the rear elevation:

Bathroom

Having white suite comprising low level WC, wash hand basin, and paneled bath with mixer tap and shower attachment, radiator, extractor fan and a double glazed obscure window rear elevation;

Outside Front

Low maintenance fore garden, driveway offering off road parking for several vehicles and access to the side of the property through a wooden gate.

Double Garage

Double garage with up and over doors, personnel door to side into garden, power and light.

Rear Garden

Enclosed rear garden partly lawned with patio area and mature trees and borders.

Council Tax

Local Authority: Stratford District Council
01789 267575

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

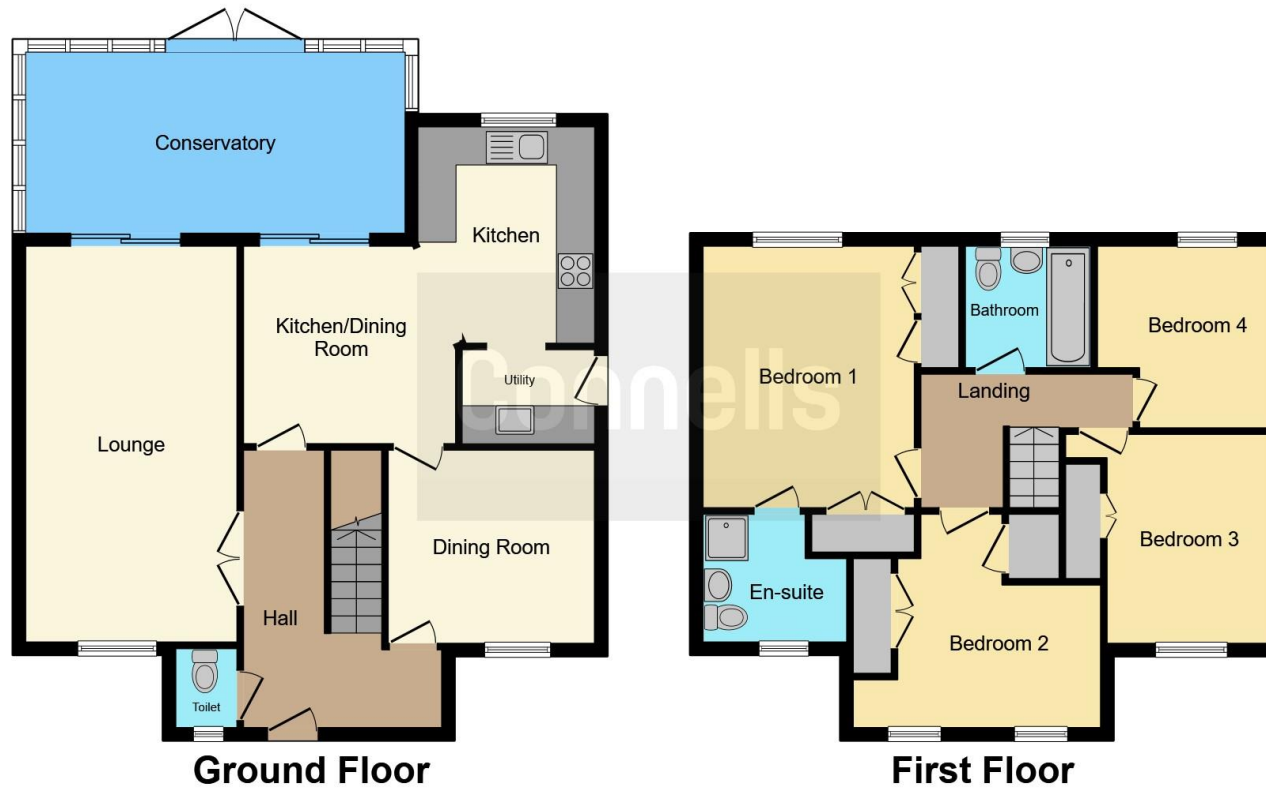
Viewings

Strictly by prior appointment via the selling agent.









This 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/WBE103565



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