



3 Bed

**House - Semi-Detached
located in Wellesbourne**

4 Delany Avenue
Wellesbourne
Warwick
CV35 9UA


MARGETTS
ESTABLISHED 1806

Price Guide £320,000

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DON'T MISS THIS! A beautifully presented, nearly new (built in 2019) and much larger than average, three bedroom semi-detached family home with well planned accommodation, downstairs cloakroom, 3 generous bedrooms and set in delightful gardens. Well worth a personal visit.

Entrance

Canopy porch and double glazed front door opens into the:

Reception Vestibule

with radiator.

Lounge - Front

13'8" max' by 12'1" max'

with radiator and double glazed window, TV point, door 2 the

Inner Hallway

with doors opening to both a large under stairs storage cupboard, and

Cloakroom

with low level WC, wash hand basin with mixer tap, wood effect flooring, extractor fan and radiator.

Full Width Dining Fitted Kitchen

15'5" x 8'9"

with modern work surfacing extended around the Kitchen incorporating a four ring gas hob, and, a one and a quarter bowl single drainer stainless steel sink unit with mixer tap. Base units beneath leaving space & plumbing for washing machine, and space for a tumble dryer. Electric fitted oven. Space for a large style fridge freezer, eye-level wall cupboards and cooker hood. Cupboard housing the Ideal Logic gas central heating boiler. Wood effect flooring, radiator and double glazed French doors opening to the rear garden.

Staircase and Landing

Staircase from the Reception Vestibule proceeds to the First Floor Landing with access to the roof space. Off the Landing there is a linen storage cupboard ,

Bedroom 1 - Front

15'5" m max' by 8'11" m max'

with two double glazed windows to the front and double panel radiator.

Bedroom 2 - Rear

10'8" including wards' by 9'2"

with radiator and double glazed window, and a four-door range of fitted wardrobes (included in the measurements).

Bedroom 3 - Rear

10'10" x 6'0"

with double glazed window and radiator.

Family Bathroom

has a white suite with panelled bathroom with mixer tap and adjustable shower with screen over, low-level WC, wash hand basin with mixer tap, wood effect flooring and radiator, tiled splashback areas, extractor fan and obscured double glazed window.



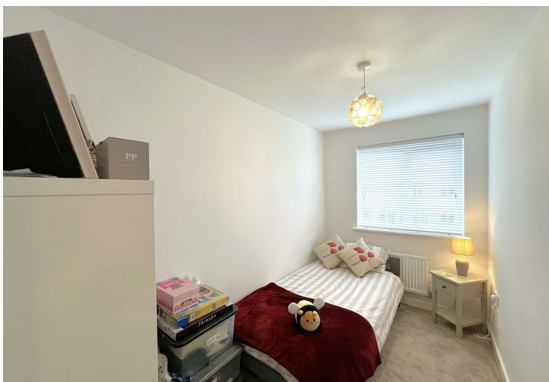
Outside

To the front there is a fore garden set behind and neat hedge with path to the front door. To the side of the property, there is a driveway providing parking and access via timber garden gates to the attractive rear garden with lawn and paved patio area. The garden has perimeter borders stocked with shrubs and plants. Timber garden shed.

GENERAL INFORMATION

The property is freehold and all mains services are connected.

PLEASE NOTE that there is a Service Charge of £150 per annum for the communal park and grass to be maintained.



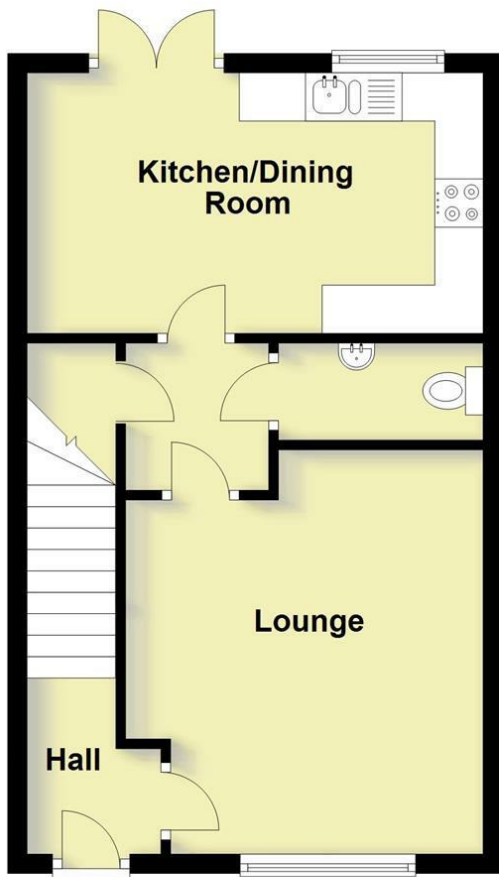


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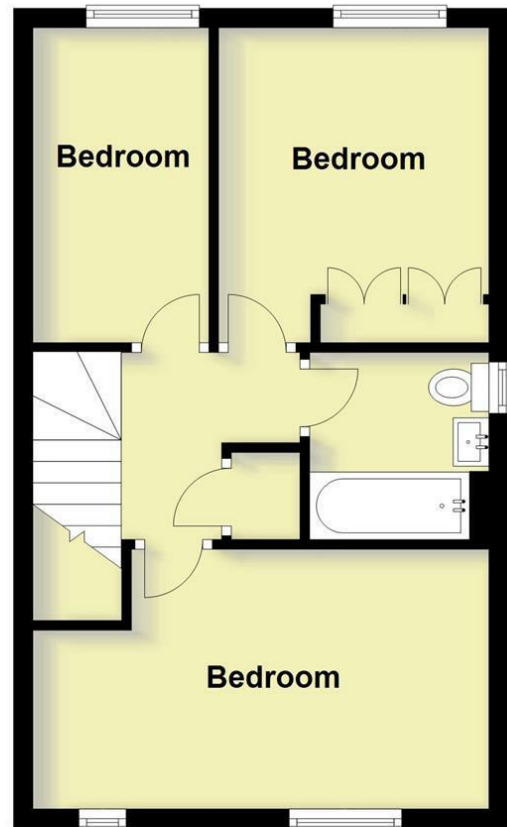
Ground Floor

Approx. 38.2 sq. metres (411.5 sq. feet)



First Floor

Approx. 38.2 sq. metres (411.5 sq. feet)



Total area: approx. 76.5 sq. metres (823.0 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

| Energy Efficiency Rating | | Current | Potential |
|--|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | 96 |
| (81-91) B | | 83 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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