



Hopkins Way, Wellesbourne
CV35 9UE

In Excess of £500,000



This four-bedroom detached property has pretty kerb appeal. If you want to immerse yourself into village life but also want to be within easy reach of the village centre and access all local amenities and primary school, then this family home could be the one for you.

Situated in the sought-after village of Wellesbourne, this perfectly placed home gives you the best of both worlds; a village community within walking distance to everything you would need plus as positioned on the edge of the village it boasts beautiful field views to the rear. For commuters it is conveniently placed for easy access to the motorway network of the M40 & A46.

Approached via the driveway to the front entrance door that opens into the hallway. Stairs rise ahead and first door to the left is the living room. The living room is a surprisingly generous room having plenty of space for large sofas that the whole family can snuggle together of an evening watching your favourite movie. There is a log burner, that when lit can heat the house and you can lose yourself on a winter's night staring into the flames and embers! Double doors open out into the kitchen dining family room.





The kitchen dining family room is across the full width of the property to the rear. This modern, open plan style means conversation flows easy whilst the chef of the house cooks up a storm in front of dining guest's eyes. There is a central island incorporating cupboards for extra storage and a breakfast bar that can seat four comfortably and there is space for a small sofa or accent chairs both offering the perfect spot to perch with friends and catch up over a brew or enjoy pre-dinner drinks. The kitchen is fitted with bespoke contemporary units having complementary granite worksurfaces over and inset Induction hob with cooker hood over and built-in double oven beneath. All appliances are integrated giving that streamline feel and there is space and plumbing for a washing machine conveniently hidden out of sight inside a double cupboard which also houses the gas central heating boiler. Patio doors flow into the conservatory.

The conservatory adds extra liveable space that has been utilised in many ways over the years from a playroom, formal dining room and a hobby studio. You can sit and relax here and take in the garden view and the fields beyond.



Back into the hallway doors flow into the kitchen dining family room and to a downstairs cloakroom, a must for all good homes.

Heading upstairs the master bedroom is well-proportioned with built-in wardrobes and an en-suite shower room tiled with natural stone. There are three further bedrooms, and the family bathroom is fitted with a three-piece suite with that all important bath.



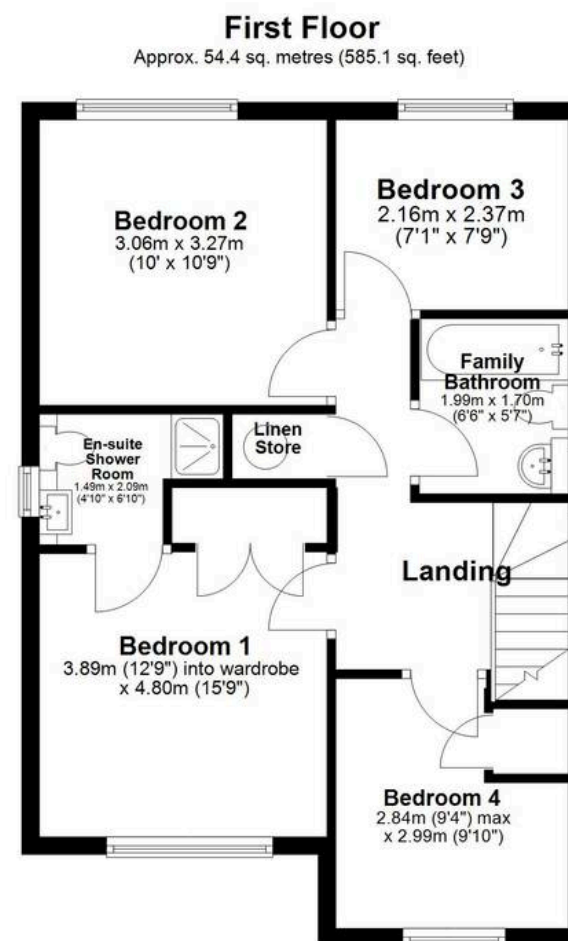
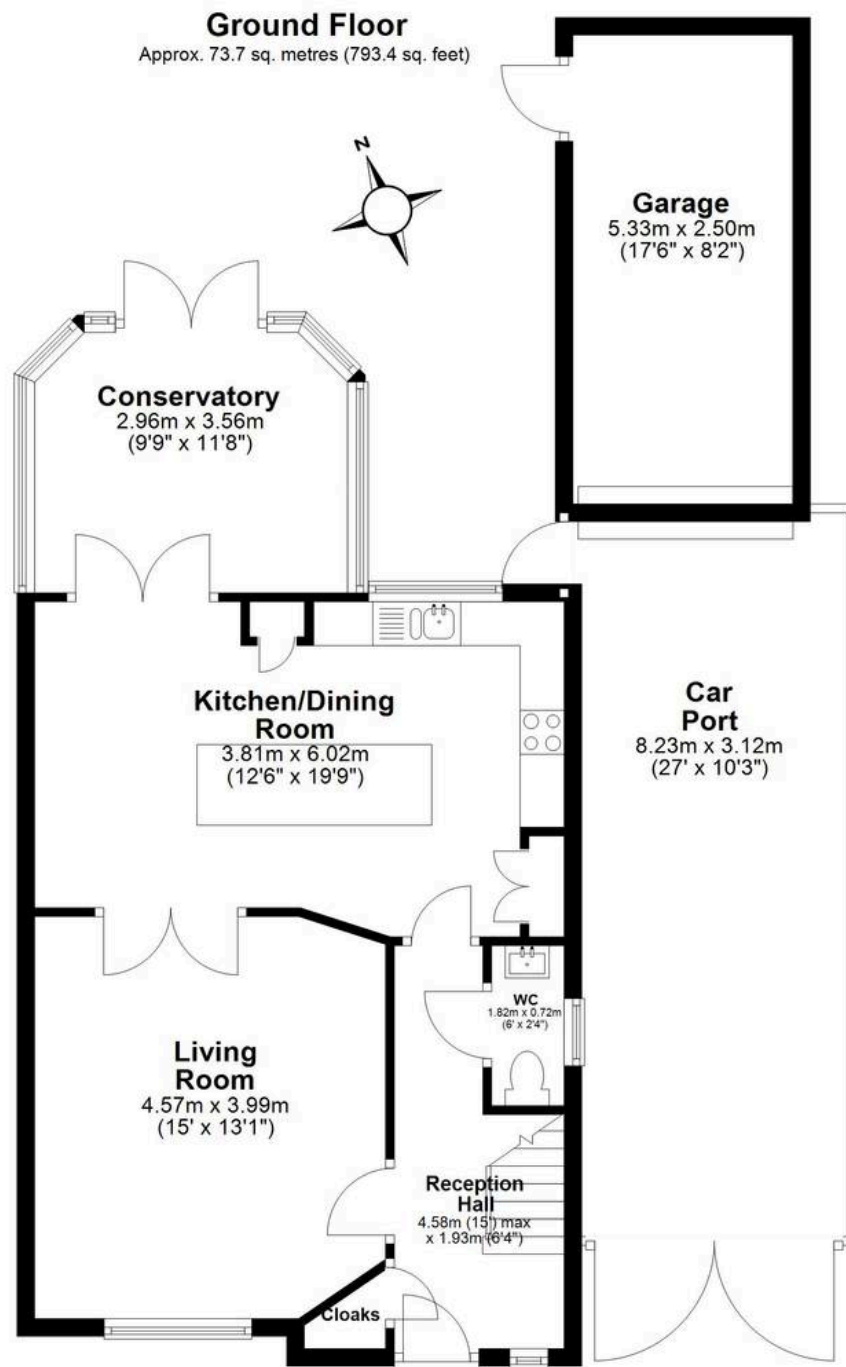
The rear garden is landscaped, mainly laid to lawn with planted borders topped with bark and a central flowerbed where your eye is drawn towards the brook at the bottom of the garden and over the field beyond. The patio area is ideal to host a summer BBQ or to enjoy your favourite cocktail after a long day. The garden has enough space to keep you interested without making you feel like you'll be spending every waking minute maintaining it. Importantly it backs on to open fields behind lined with poplar trees. A side gate gives access to the carport and garage.

To the front of the property there an extended driveway to the front and a carport down the side which leads to a detached garage. The detached garage has power, light and a courtesy door leading into the rear garden. There is enough space to accommodate parking for the whole family. There is also a drystone walled foregarden which has been planted with shrubs.

Council Tax band: E

Tenure: Freehold

EPC Rating: D



Total area: approx. 128.1 sq. metres (1378.5 sq. feet)



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