



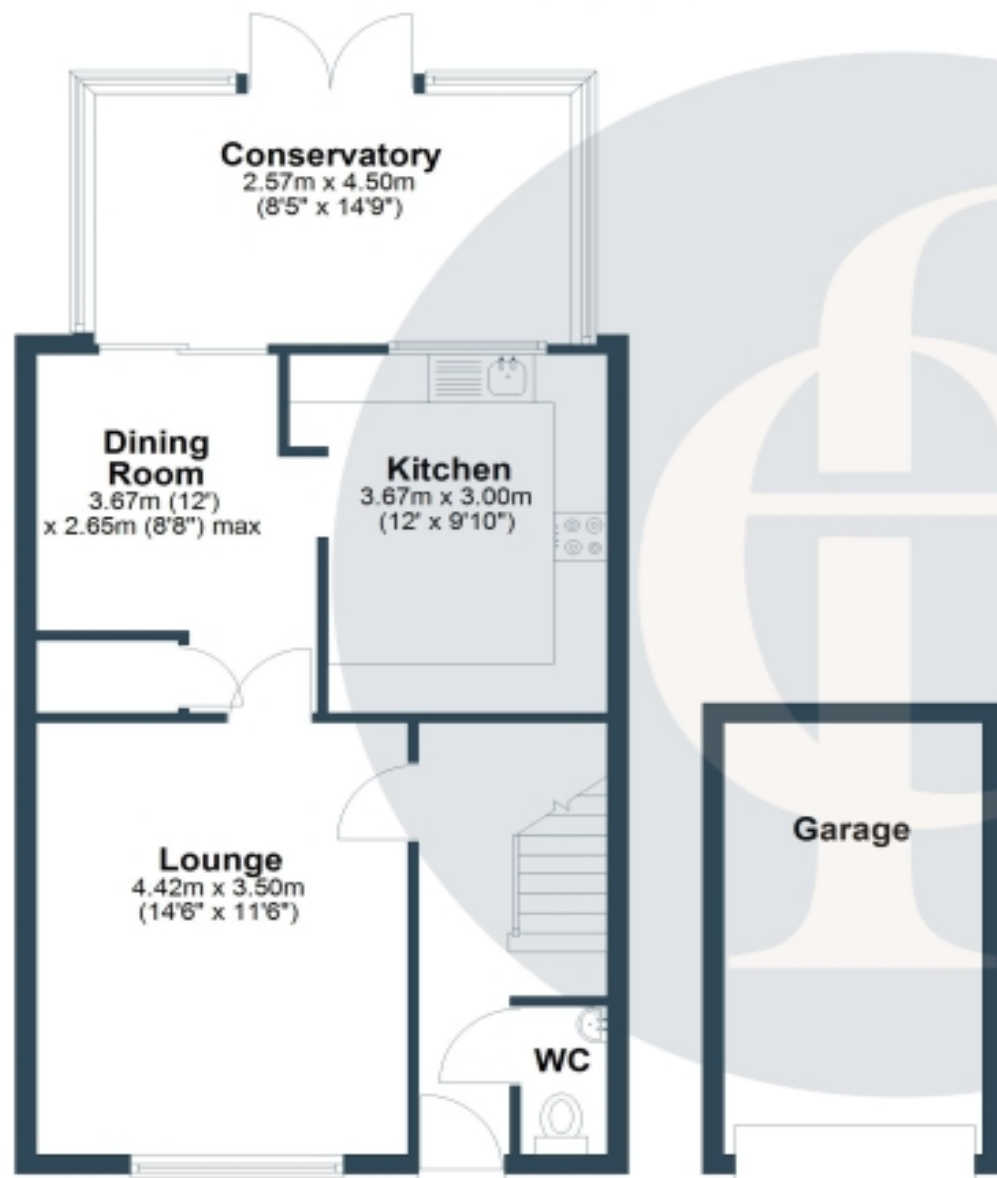
Hastings Road, Wellesbourne, Warwick, CV35 9PP

Guide Price £275,000



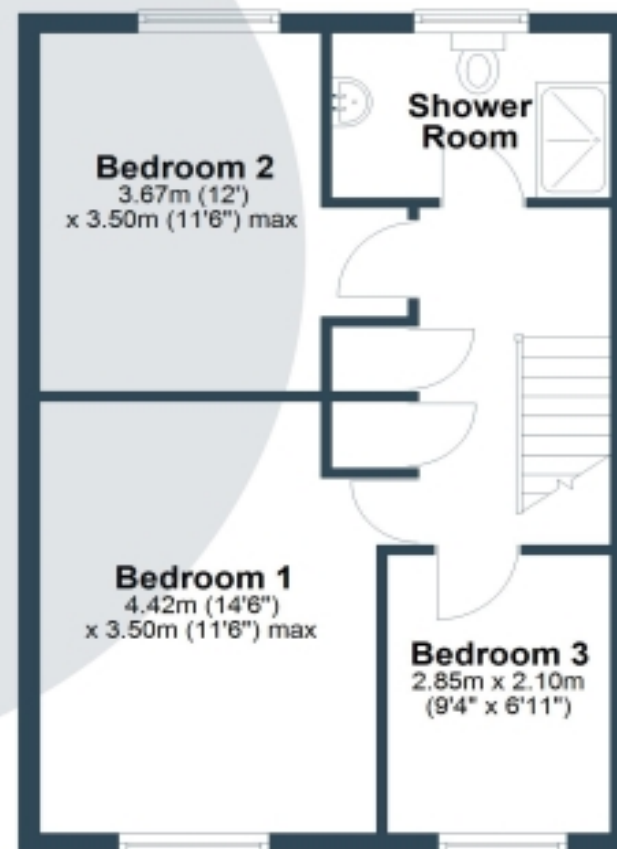
Ground Floor

Approx. 66.8 sq. metres (719.3 sq. feet)



First Floor

Approx. 44.0 sq. metres (474.1 sq. feet)



Total area: approx. 110.9 sq. metres (1193.4 sq. feet)

A three-bedroom family home presented to an exceptional standard throughout. The current owner has owned the property for over ten years and has lovingly maintained and updated the accommodation within this time. The décor is modern with contemporary colours and a light and airy feel throughout.

Positioned within the popular large village of Wellesbourne, Hastings Road is situated within a residential area off the Newbold Road and is convenient for the village amenities. 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, 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 is well served by a refurbished sports hall as well as local amenities such as a medical centre, dental surgery, and veterinary practice. Facilities also include two public houses, two barbers, a library, two churches, and the highly regarded Wellesbourne C of E Nursery & Primary School. A comprehensive variety of shops include the Co-op and Sainsbury's supermarkets, as well as an array of independent retailers, and a post office. There are restaurants, a hotel, and public houses combined with recreational, social, and community activities to bring life and vibrancy to this desirable, expanding village location.

The property enjoys a quiet spot nestled at the end of a quiet cul-de-sac with residential parking found at the front of the property. Enjoying a corner plot with a fenced enclosed garden with rear access to the detached garage.

Set back from a pedestrian path the property enjoys a deep grassed foregarden leading to the front door. The entrance hall has an immediate welcome feel with a door leading to the useful downstairs cloakroom and the area under the stairs has been left open offering extra living space for maybe a desk. The spacious sitting room leads from the hallway offering a large window to the front elevation and access to the dining room which is conveniently situated next to the kitchen allowing separate dining if you prefer but also an open sociable space for entertaining family and friends. The kitchen allows space for appliances but also benefits from an integrated double oven and hob. The ground floor is completed with a lean-to conservatory with access out to the south-west facing sunny garden.

Upstairs the landing offers three storage cupboards plenty for all your towels and linen! This leads to three generous-sized bedrooms all with neutral décor. The bathroom has been updated and modernised and now offers a modern walk-in shower having had the bath removed, fully tiled and ample storage under the sink. Outside as mentioned is a rear enclosed garden offering a lawned and patio area with rear gated access to the garage. Residents parking is found to the front and side of the property on a first come first served basis.

Sold with no onward chain we recommend calling to arrange your appointment to view on 01789 590988.









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