



**274 Dovehouse Drive,
Wellesbourne, Warwickshire, CV35 9NN**

£475,000

Situated on a large and spacious plot, this detached family home has recently undergone a complete schedule of works (to include; rewiring, re-plastering, refitting of the windows and doors, updating the heating system and insulation, and landscaping of the outdoor areas) and as such, it is now a perfect blank canvas, waiting for a new owner to make it their own and style to their liking. In brief, the accommodation comprises; four bedrooms, two bathrooms (the family bathroom has been fully refitted), one reception room, dining kitchen, and downstairs WC. It further benefits from a private rear garden with summerhouse/home office, detached double garage, and ample driveway parking.

Wellesbourne is a delightful village offering such amenities as local shops, post office, library, medical centre, dentist, two churches, and multiple pubs. There is also a local primary school, which is rated "Good" by Ofsted. The property is within easy access of the M40 (J15) motorway, which, in turn, provides fast links to the M5, M6 and M42 motorways. In addition, the nearby historic towns of Stratford-upon-Avon, Warwick and Leamington Spa provide a wide range of shopping and recreational facilities, as well as a wide choice of state, independent and grammar schools. The railway station at Warwick has regular trains to Solihull, Birmingham City Centre, Banbury and London Marylebone.



The property is set back from the road behind a lawned foregarden to one side and driveway to the other side, which provides parking for several vehicles and gives access to the double garage. The aluminium front door, with matching side panel and canopy storm porch above, opens into:

Entrance Hall

7'2" x 7'2" (2.20m x 2.20m)

Staircase rising to the first floor and radiator. Door into:

Downstairs WC

5'6" x 3'11" (1.70m x 1.20m)

Obscure double glazed window to the front, low level WC, floating wash hand basin with chrome hot-and-cold taps over, and tiling to splashback areas.

Dining Kitchen

19'8" x 14'1" (6.00m x 4.30m)

Double glazed window to the side, obscure double glazed door to the side, double glazed sliding patio doors leading to the rear garden, fitted kitchen with a range of wall, drawer and base units with roll top work surfaces over, inset 1.25 sink with chrome mixer tap over, brand new built-in eye level electric fan-assisted oven and grill, inset 4-ring electric hob, space for a fridge-freezer, space and plumbing for an automatic washing machine, cupboard housing hot water cylinder and "Worcester" central heating boiler, extractor fan, tiling to splashback areas, and radiator. Double doors into:

Living Room

22'3" (max)/20'8" (min) x 11'5" (6.80m (max)/6.30m (min) x 3.50m)

Double glazed window to the front, double glazed sliding patio doors leading to the rear garden, feature fireplace with inset "Clearview" log burner, and radiators.

First Floor Landing

Hatch giving access to the loft. Door into:

Bedroom One

16'0" x 13'1" (max)/4'3" (min) (4.90m x 4.00m (max)/1.30m (min))

Double glazed windows to the front and radiator. Door into:

En-Suite Shower Room

6'2" x 6'2" (1.90m x 1.90m)

Obscure double glazed window to the side, 3-piece suite comprising; quadrant shower cubicle with mains fed shower over, low level WC with concealed cistern, vanity unit with inset wash hand basin and chrome mixer tap over, tiling to the walls, and tiled flooring with electric underfloor heating.

Bedroom Two

11'9" x 9'10" (to wardrobes fronts) (3.60m x 3.00m (to wardrobes fronts))

Double glazed window to the front, built-in wardrobe with hanging rail and shelving, and radiator.

Bedroom Three

9'2" x 7'10" (2.80m x 2.40m)

Double glazed window to the rear, built-in wardrobe with hanging rail and shelving, and radiator.

Bedroom Four

8'6" x 10'2" (max)/7'6" (min) (2.60m x 3.10m (max)/2.30 (min))

Double glazed window to the rear and radiator.

Family Bathroom

7'2" x 5'2" (2.20m x 1.60m)

Obscure double glazed window to the rear, 3-piece suite comprising; panelled bath with mains fed shower and chrome mixer tap over, low level WC with concealed cistern, floating wash hand basin with chrome mixer tap over, extractor fan, tiling to splashback areas, and chrome ladder-style heated towel rail. There is also wiring in place for a heated 'demister' bathroom mirror above the wash hand basin.

Airing Cupboard

With shelving and radiator.

Rear Garden

A well maintained private rear garden, having been landscaped to provide a large patio area, which is perfect for outdoor entertaining, and beyond is a lawned area. The whole garden is bound by timber fencing with borders housing a range of mature plants, shrubs and trees. To either side of the property, there are timber gates giving pedestrian access to the front.

Summerhouse/Home Office

12'5" x 6'6" (3.80m x 2.00m)

Fully insulated; with timber casement double glazed window to the front and side (with fitted shutters), timber casement double glazed French doors leading to the rear garden, lighting, and power (including its own internet connection).

Double Garage

17'4" x 17'0" (5.30m x 5.20m)

Recently rewired; with two metal up-and-over doors to the front, UPVC double glazed window to the rear, UPVC double glazed door to the side, lighting, and power.

Additional Information

Broadband:

Ultrafast broadband speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 100 Mbps. For more information visit: <https://checker.ofcom.org.uk/>.

Council Tax:

Stratford-on-Avon District Council - Band F

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Services:

Mains drainage, electricity, gas and water are connected to the property. The heating is via the "Worcester" boiler (installed in 2023), which is located in the dining kitchen.

Tenure:

The property is Freehold and vacant possession will be given upon completion of the sale.

Viewing:

Strictly by prior appointment with Earles (01564 794 343/01789 330 915).

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Total area: approx. 148.9 sq. metres (1602.3 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

