



3 St Luke Drive

Wellesbourne **CV35 9AW**

Guide Price £225,000

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This three bedroomed semi-detached house was constructed approximately five years ago to a striking contemporary design and is being sold on the basis of 75% shared ownership with Orbit. WE ARE ADVISED THAT ORBIT HOUSING ASSOCIATION WILL BE WILLING TO STAIRCASE UP TO 100% OWNERSHIP IF SO DESIRED. This is an ideal first time purchase with the gas centrally heated and double glazed accommodation incorporating a spacious lounge, which is open plan to the kitchen, whilst on the first floor there are three bedrooms with the master bedroom benefiting from an en suite shower room. Externally the accommodation is complimented by off-road parking for two cars to the front and a rear garden. Overall this is an excellent opportunity for a first time purchaser to find their way onto the property ladder, being within easy reach of facilities and amenities in the centre of Wellesbourne.

LOCATION

Wellesbourne is a large village being conveniently situated in the heart of Warwickshire, around 7 miles south of Warwick and approximately 5 miles east of Stratford upon Avon. There are a host of attractive smaller villages located near to Wellesbourne. The village has an ancient history first being recorded in 862 and has a convenient range of facilities and amenities at its heart including Church of England primary school, two churches, various village shops, public houses and medical centre. There are excellent local road links available including those to the M40 motorway, along with rail travel from Warwick, Stratford upon Avon and Leamington Spa.

ON THE GROUND FLOOR

Panelled style composite entrance door opening into:-

ENTRANCE HALLWAY

With staircase off ascending to the first floor, central heating radiator, grey wood grain laminate flooring and door to:-

KITCHEN

2.90m x 2.82m (9'6" x 9'3")

Which is of open plan design to the lounge equipped with a range of gloss white fronted units surmounted by wood grain effect worktops and

matching upstands and with the base units comprising an assortment of cupboard and drawer storage, integrated fridge freezer, inset stainless steel filter hood above and fitted electric oven below, space for washing machine, dishwasher and tumble dryer, double glazed window to front elevation, inset ceiling downlighters, grey laminate flooring and through access to:-

LOUNGE

5.72m x 4.27m max / 2.92m min (18'9" x 14'0" max / 9'7" min)

With laminate flooring extending through from the kitchen, dining area with central heating radiator, lounge area also having central heating radiator, recess suitable for housing a large television and inset glowing effect electric fire, double glazed French style doors giving external access to the rear garden having matching windows to either side, electric points with USB ports, built-in cloaks cupboard and further door to:-

CLOAKROOM/WC

With white fittings comprising low level WC, pedestal wash hand basin with mixer tap and tiled splashback, central heating radiator and inset ceiling light.

ON THE FIRST FLOOR

LANDING

With access trap to the roof space and doors to:-

BEDROOM ONE (FRONT)

3.76m max x 3.30m + recess (12'4" max x 10'10" + recess)

With built-in storage cupboard over the stairs, twin double glazed windows to front elevation, central heating radiator and door to:-

EN SUITE SHOWER ROOM

With white fittings comprising low level WC, pedestal wash hand basin with mixer tap, tiled splashback and mirrored wall cabinet over (basin broken), walk-in shower enclosure with folding glazed door giving access and fitted shower unit, extractor and chrome towel warmer/radiator.

BEDROOM TWO (REAR)

3.81m x 1.96m (12'6" x 6'5")

With double glazed window and central heating radiator.

BEDROOM THREE (REAR)

3.20m max x 2.46m (10'6" max x 8'1")

With double glazed window and central heating radiator.

BATHROOM

With three piece white suite comprising low level WC with concealed cistern, inset wash hand basin with mixer tap and integrated storage below, panelled

Features

Contemporary Semi-Detached House

75% Shared Ownership

Spacious Through Lounge

Open Plan Kitchen

Three Bedrooms

En Suite and Bathroom

Parking and Rear Garden

Ideal First Time Purchase

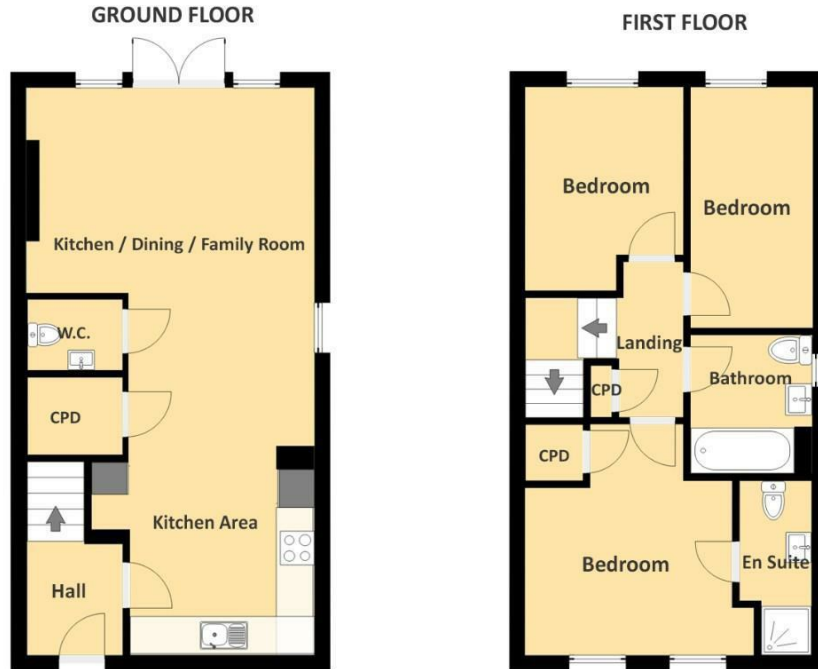
Option to staircase to 100% ownership





Floorplan

Internal Living Area 833sq ft / 77.40m²



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General Information

Tenure

Leasehold

Fixtures & Fittings

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band D - Stratford District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		95
(92 plus) A		
(81-91) B	83	
(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	

Contact us

01926 888998

leamington@wiglesworth.com

Visit us

14 Euston Place, Leamington Spa,
Warwickshire, CV32 4LY

wiglesworth.com