



Avonbridge, Binton Road

Welford-on-Avon **CV37 8PP**

Guide Price £650,000

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Being attractively positioned on the fringe of Welford-on-Avon village, this new-build detached dormer bungalow is one of just two new-build properties on the site and offers spacious and light accommodation of good flexibility. Being stylishly finished throughout and with air source underfloor heating throughout the ground floor, notable features of the accommodation include a spacious reception hall which forms an impressive entrance to the property and from which doors radiate to the remainder of the ground floor accommodation. The comfortable lounge features a wood burning stove with the living accommodation being enhanced by a magnificent open plan kitchen/family and dining room which enjoys an aspect to the rear garden and with the kitchen area being fully equipped with a range of integrated appliances. Both principal bedrooms benefit from en suite facilities, whilst the home office has the potential to be used as an occasional third bedroom. Externally the generous rear garden is complemented by ample parking to the front. Overall this is an exceptional opportunity to purchase a newly constructed detached residence with a strikingly contemporary feel.

LOCATION

Welford-on-Avon lies around four miles south-west of Stratford upon Avon, being a picturesque village with a range of Tudor and thatched cottages at its characterful heart. Also having a delightful old village church, St Peter's, and its own primary school, the village is also known for its famous maypole, as well as having three public houses. Communication links are easily accessible including rail services from Stratford, as well as local access to the M40 motorway.

ON THE GROUND FLOOR

Stylish contemporary entrance door opening into:-

LIGHT AND SPACIOUS RECEPTION HALLWAY

With two Velux double glazed roof lights, staircase off ascending to the first floor, Karndean flooring with underfloor heating and attractive wood panelled doors radiating to the following accommodation:-

CLOAKROOM/WC

Being partly tiled with stylish white fittings comprising low level WC with concealed cistern and push button flush, wash hand basin with mixer tap and integrated cupboard below and underfloor heating.

LOUNGE

3.96m x 3.68m (13'0" x 12'1")

With double glazed window, Karndean flooring with underfloor heating, inset ceiling downlighters and recessed fireplace having marble surround, stone hearth and housing a newly installed wood burning stove.

KITCHEN/FAMILY DINING ROOM

7.06m x 5.72m (23'2" x 18'9")

A magnificently light and spacious multi-purpose kitchen and living space, from which full width sliding patio doors give a panoramic view over the rear garden to fields, countryside and a market garden beyond. The room features Karndean flooring with underfloor heating throughout, complemented by a stylish and comprehensive range of fitted kitchen units in an indigo blue finish and comprising ample coordinating base cupboards and storage units, these being further complemented by a central island unit and coordinating wall cabinets. Quartz worktops are further enhanced by an undermounted sink unit and integrated appliances comprising full height fridge and freezer, inset Bosch induction hob with concealed extraction unit, integrated electric oven with combination grill/microwave, integrated dishwasher and integrated wine cooler.

UTILITY ROOM

2.97m x 2.24m (9'9" x 7'4")

Featuring worktop and base cupboard to match those in the kitchen complemented by stainless steel sink unit, air source heating system and water tank, Karndean flooring extending through from the kitchen, downlighters, double glazed window and matching door giving external access to the side of the property.

MASTER BEDROOM

4.34m x 3.99m (14'3" x 13'1")

With Karndean flooring and underfloor heating, double glazed French style doors giving external access to the rear garden and having matching picture windows to either side, high vaulted style ceiling and door to:-

EN SUITE SHOWER ROOM

Stylishly appointed with contrasting wall and floor tiling, low level WC with concealed cistern, integrated wash hand basin with mixer tap and storage cupboard below, large walk-in shower enclosure with dual head shower unit, obscure double glazed window and ceiling downlighters.

OFFICE/OCCASIONAL BEDROOM THREE

2.77m x 1.85m (9'1" x 6'1")

An ideal home office which also has the potential to be used as an occasional third bedroom having double glazed windows to the front, Karndean flooring with underfloor heating and downlighters.

ON THE FIRST FLOOR

SMALL GALLERY LANDING

Which looks down over the reception hallway and from which a door gives access to:-

BEDROOM TWO

4.62m max x 3.05m max (15'2" max x 10'0" max)
Having large double glazed roof light, central heating radiator and sliding pocket door to:-

EN SUITE BATHROOM

With contrasting wall and floor ceramic tiling complemented by three piece white suite comprising low level WC, panelled bath with mixer tap, dual head shower unit over and glazed shower screen, wash hand basin with mixer tap and integrated storage cupboard below, mirror over, downlighters and chrome towel warmer/radiator.

OUTSIDE

Features

New-Build Detached Dormer Bungalow

Light and Stylish Accommodation

Lounge

Fabulous Kitchen/Family Dining Room

Two Double En Suite Bedrooms

Study/Occasional Bedroom Three

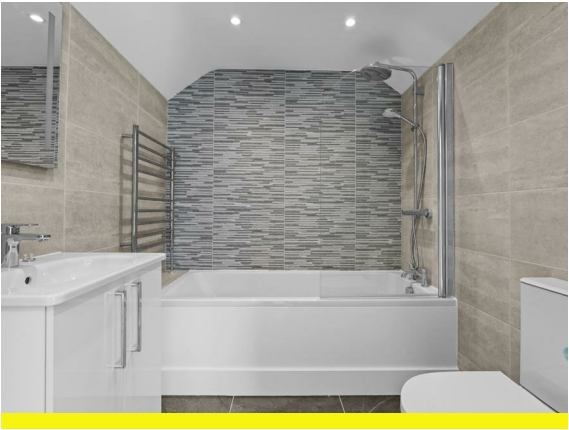
Ample Parking

Large Rear Garden

Air Source Underfloor Heating

No Chain



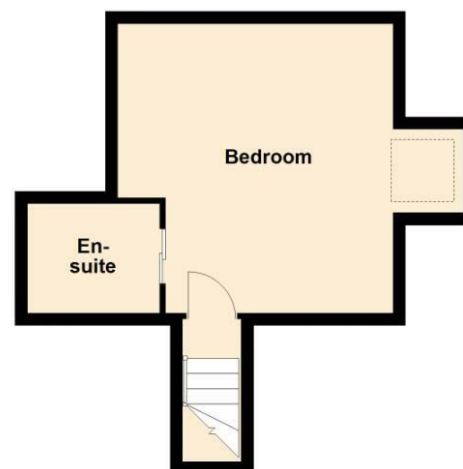


Floorplan

Ground Floor



First Floor



Total area: approx. 135.9 sq. metres (1463.1 sq. feet)

General Information

Tenure

Freehold

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Services

We understand that mains water, 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.

Council Tax

Band - awaiting assessment - Stratford District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(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	

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