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15, Bristol Way, Wellesbourne





A well presented, corner positioned, four bedroomed detached property, boasting conservatory and a rare double garage.

#### Briefly Comprising;

Closed entrance porch, entrance hallway, ground floor cloakroom, dining/kitchen, large living room, useful conservatory. First floor landing, double bedrooms one, two and three with built-in wardrobes, additional single bedroom, white fitted bathroom. Upvc double glazing, gas radiator heating. L-shaped lawned front garden, enclosed

lawned and patiod garden. Double driveway and double garage. NO CHAIN.

#### The Property

Is approached via a central path leading up to enclosed upvc double glazed entrance porch with door in turn leading to entrance hallway.

#### Entrance Hallway

With staircase rising to first floor landing, coved cornicing, radiator, door to useful understair store cupboard.

#### Dining/Kitchen

11'5" max reducing to 9'8" x 18'8" (3.48m max reducing to 2.97m x 5.69m)

With upvc double glazed box window to front elevation, further double glazed window to side. Being open plan yet forming two distinctive areas.

Kitchen area with a range of shaker style wall and base units with complimentary working surface over and tiled splashbacks, one and half bowl sink drainer unit, high level wall cupboards, space and





plumbing for washing machine, space for cooker, with splashback tiling and filter hood over, timber framed obscure glazed door to rear.

#### Living Room

11'4" x 18'9" (3.45m x 5.72m)

With upvc double glazed window to front elevation, sliding double glazed doors to conservatory, feature fireplace surround with inset gas fire, two feature wall mounted radiators, coved cornicing.

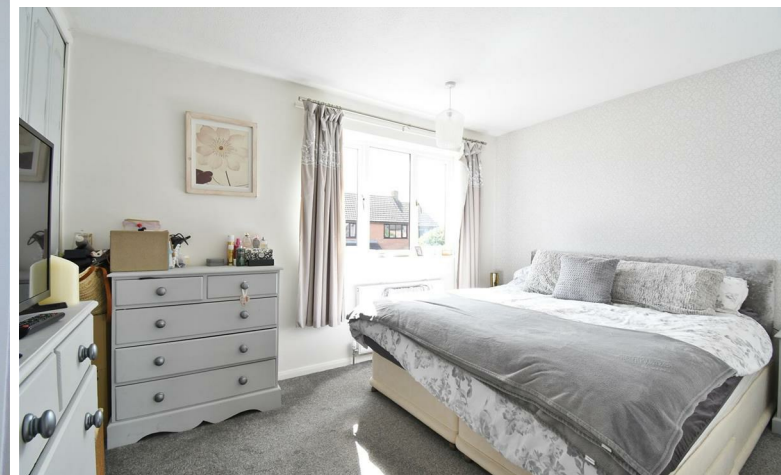
#### Conservatory

11'11" max into doorway x 9'1" (3.63m max into doorway x 2.77m)

With pitched polycarbonate Victoriana style roof with double glazed windows set onto brick base, tiled floor.

#### Ground Floor WC

Fitted with a white low level WC, wash hand basin set into vanity unit, splashback tiling, upvc obscure double glazed window to rear elevation and radiator.



#### First Floor Landing

Hatch to roof space, door to AIRING CUPBOARD with Worcester combination boiler and slatted shelf.

#### Bedroom One (Front)

12'10" plus built-in w'robe x 9'7" (3.91m plus built-in w'robe x 2.92m)

With upvc double glazed window to front elevation, radiator, folding doors to wardrobe with hanging rail and shelf over.







#### Bedroom Two (Front)

11'5" plus built-in w'robe x 9'7" (3.48m plus built-in w'robe x 2.92m)

With upvc double glazed window to front elevation, folding doors to built-in wardrobe with hanging rail and shelf.

#### Bedroom Three (Side)

9'9" plus built-in w'robe x 8'9" (2.97m plus built-in w'robe x 2.67m)

With upvc double glazed window to side elevation, radiator.

#### Bedroom Four

8'4" x 8'10" (2.54m x 2.69m)

With upvc double glazed window to side elevation, radiator.

#### Family Bathroom

Fitted with a white suite to comprise; low level WC, pedestal wash hand basin, bath with wall mounted thermostatic shower and control, full splashback tiling, chrome radiator towel rail, obscure upvc double glazed window to rear elevation.



#### Outside

To the front of the property is a lawned L-shaped garden which leads round to the side and mainly surrounded by hedging.

Enclosed garden principally laid to lawn with paved patio and path leading to an additional patio area, surrounded in the main by close board timber fencing and walling, with personal gate to double driveway with door to garage.







#### Double Garage

17'6" x 17'4" (5.33m x 5.28m)

With two electric up-and-over doors, power and light as fitted.

#### Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

#### Services

All mains services are understood to be connected

to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

#### Council Tax

Council Tax Band E.

#### Location

Bristol Way  
Wellesbourne  
Warwick  
CV35 9TJ

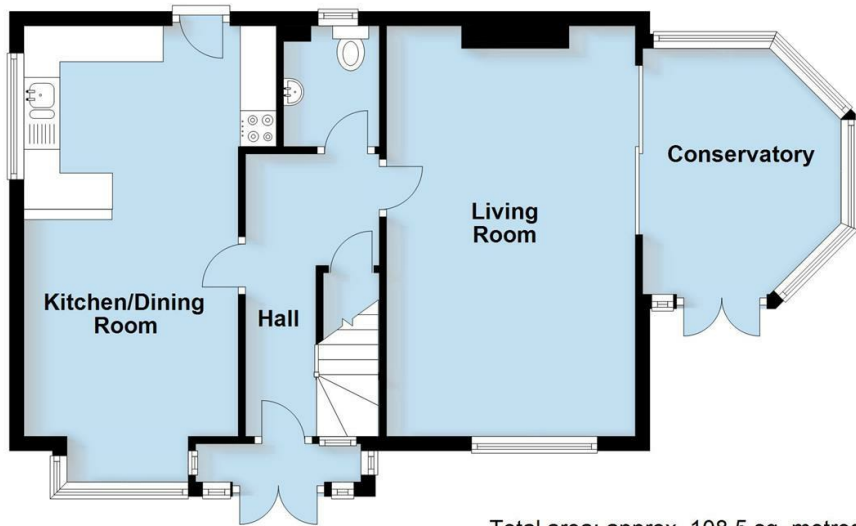




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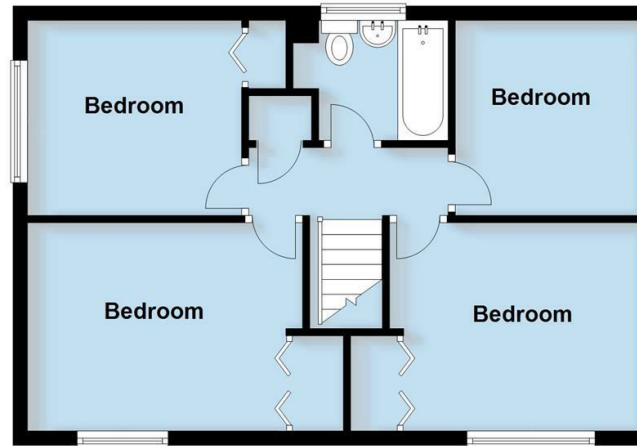
### Ground Floor

Approx. 60.0 sq. metres (645.9 sq. feet)



### First Floor

Approx. 48.5 sq. metres (522.4 sq. feet)



Total area: approx. 108.5 sq. metres (1168.4 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			84
(81-91) <b>B</b>		72	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			EU Directive 2002/91/EC

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL