



CHESTNUT GROVE, WOLSTON

complete ●●●  
SALES & LETTINGS









Discover this delightful three-bedroom extended semi-detached family home, nestled in the heart of the picturesque village of Wolston. Offering the perfect blend of modern comfort and traditional charm, this property features a spacious living area, a painted wooden kitchen which is then extended to offer a versatile space for dining and extra living area and a beautifully landscaped garden, ideal for family gatherings and entertaining. The first floor boasts three generous bedrooms and a family bathroom. Additional benefits include a driveway with ample parking and a single garage for extra storage. Situated in a friendly community with excellent local amenities, schools, and transport links, this home is perfect for families seeking a tranquil yet convenient lifestyle.

#### Porch Entrance

With UPVC front door, tiled flooring and wooden door flowing off into;

#### Living Room

A bay fronted separate reception room with two pendant light points, wall mounted lighting, feature fireplace, wall mounted radiators, door leading to the kitchen and double doors into the current dining area.

#### Extended Kitchen/Dining/Living Area

Extended by the current owners this 'U' shaped open space offers plenty of versatile living/dining/play room space with UPVC double glazed windows and french doors to the rear elevation, plus a charming wooden painted kitchen including; a range a high and low level units, solid wood worktop with cut out drainer, belfast sink with chrome mixer tap. There is then further space for fridge freezer and oven with fitted extractor.

#### Downstairs Shower Room

Forming part of the current owners extension this well sized shower room is part tiled and offers; double walk in shower, vanity unit storage, toilet and wash basin with chrome fitting. Also including heated towel radiator, extractor and space and plumbing for the washing machine.

#### Stairs Rising To First For Landing

Timber built, slatted floating staircase rising to the first floor landing with current study space and downstairs leading to;

#### Master Bedroom

A well sized double bedroom with UPVC double glazed window to the rear elevation, pendant light, wall mounted radiator and fitted mirrored sliding wardrobe.

#### Bedroom Two

A further double bedroom with UPVC window to the front elevation, pendant light, wall mounted radiator and over the stairs storage cupboard.

#### Bedroom Three

A small double bedroom with UPVC double glazed window to the front elevation, wall mounted radiator and ceiling pendant light.

#### Family Bathroom

Part tiled with three piece suite including; 'P' shaped bath with glass screen and shower over with chrome fittings, wash basin with mixer tap and toilet. Also including obscure double glazed window to the rear elevation, wall mounted radiator and central pendant light.

#### Rear Garden

A secure fenced rear garden with gated side access including mature flower beds, large patio area and astroturf.



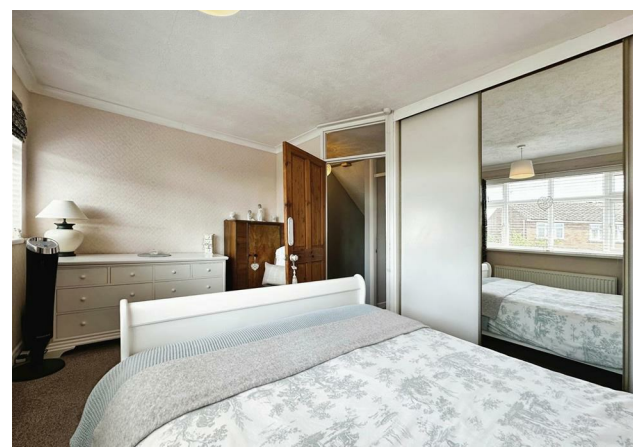
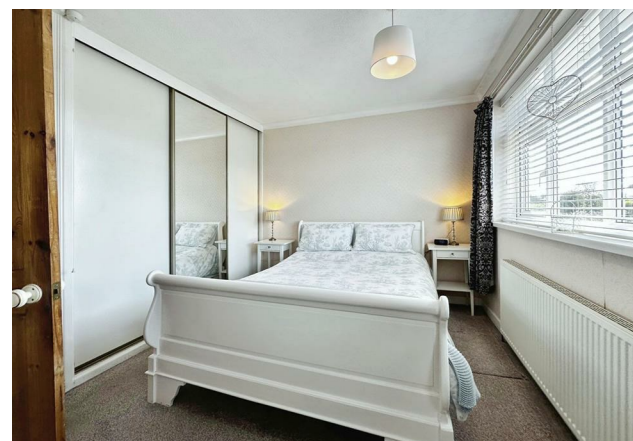


### Driveway & Garage

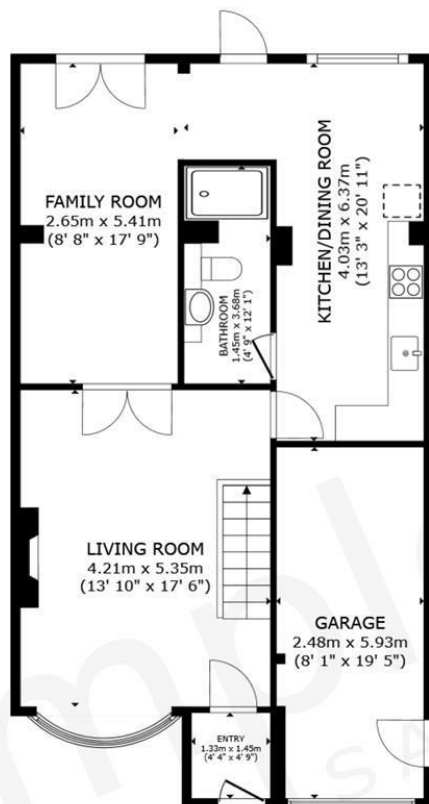
A large gravelled driveway with ample parking for four cars, integral garage with up and over door and personal door accessed down the side passageway. Boiler and hot water tank also housed within the garage.

### Location

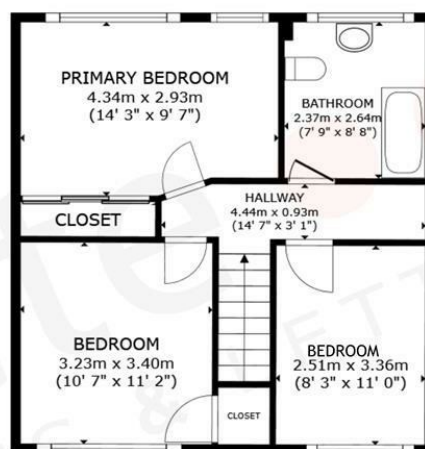
Wolston village is well positioned between Leamington Spa, Rugby and Coventry, whilst being located close to the A45 and Fosse Way, providing good access to the M1, M6, M69 and M40. Wolston is a delightful location, with its picturesque church, fields & brook. It offers many local amenities including Doctors, a Primary School, a community centre, two churches, two public houses, Post Office/supermarket. The village has a wide variety of local community groups together with village events like the annual duck race. With many walks from the door, nearby you will also find the River Avon, Brandon Marsh Nature Reserve, Brandon Woods, Ryton Pools & Coombe Abbey.







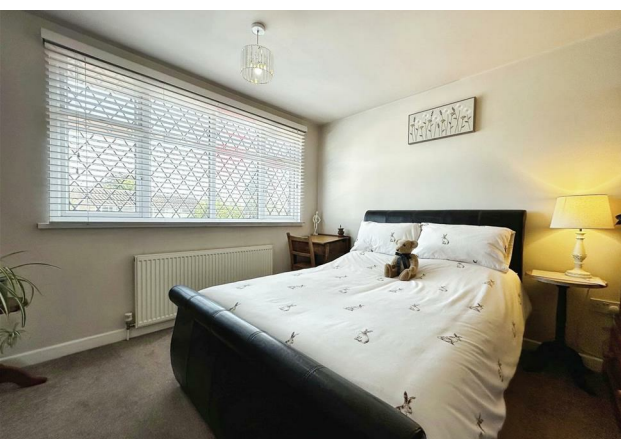
**GROUND FLOOR**



**FLOOR 1**

GROSS INTERNAL AREA  
 GROUND FLOOR 65.9 m<sup>2</sup> (709 sq.ft.) FLOOR 1 48.5 m<sup>2</sup> (522 sq.ft.)  
 EXCLUDED AREAS : GARAGE 14.7 m<sup>2</sup> (158 sq.ft.) SHED 4.2 m<sup>2</sup> (46 sq.ft.)  
 TOTAL : 114.4 m<sup>2</sup> (1,231 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







- Extended Family Home
- Seperate Living Room
- Downstairs Shower Room
- Well Sized Main Bathroom
- Large Driveway

- Semi Detached
- Open Plan Extended 'U' Shaped Living/Dining/Kitchen
- Three Double Bedrooms
- Landscape Rear Garden
- Integral Single Garage



## CHESTNUT GROVE, COVENTRY

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

| Energy Efficiency Rating                    |                         |
|---------------------------------------------|-------------------------|
|                                             | Current                 |
| Very energy efficient - lower running costs |                         |
| A (92+)                                     |                         |
| B (81-91)                                   |                         |
| C (69-80)                                   |                         |
| D (55-68)                                   | 59                      |
| E (46-54)                                   |                         |
| F (35-45)                                   |                         |
| G (1-34)                                    |                         |
| Not energy efficient - higher running costs |                         |
| England & Wales                             | EU Directive 2002/91/EC |

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