



Pembroke Gardens , Wellesbourne

Warwick, CV35 9PX

Jeremy
McGinn & Co 

Offers Over £450,000



A chance to acquire a spacious, detached family home, located at the end of a quiet cul-de-sac in a popular residential development in the village of Wellesbourne. Wellesbourne offers a superb spot within easy reach of Stratford, Leamington, Warwick and Gaydon.

The property is set back behind a double block-paved driveway, with a mature foregarden, and is entered into a generous hallway with WC cloakroom off. From here, the Living Room is off to the left hand side and is of very good proportion with feature gas fire and a bay window. The Dining Room has plenty of space for a dining table and leads through to a conservatory. The Kitchen, located to the rear of the property has a range of wall and base units and space for appliances. A passageway between the Kitchen and the Garage gives access from the front to the rear of the property, ideal for dogs, bins or bikes and the double garage gives ample space for a car or for storage and also has a utility room off.

To the first floor, the property offers four bedrooms, with two being double bedrooms and two being single (one currently as a home office). The Master Bedroom also has the benefit of an en-suite shower room, cleverly utilising the space above the stairs. The family bathroom has a three-piece suite with shower enclosure, WC and sink unit.

Outside, the rear garden is incredibly private and is mainly laid to lawn with patio area and mature planting.



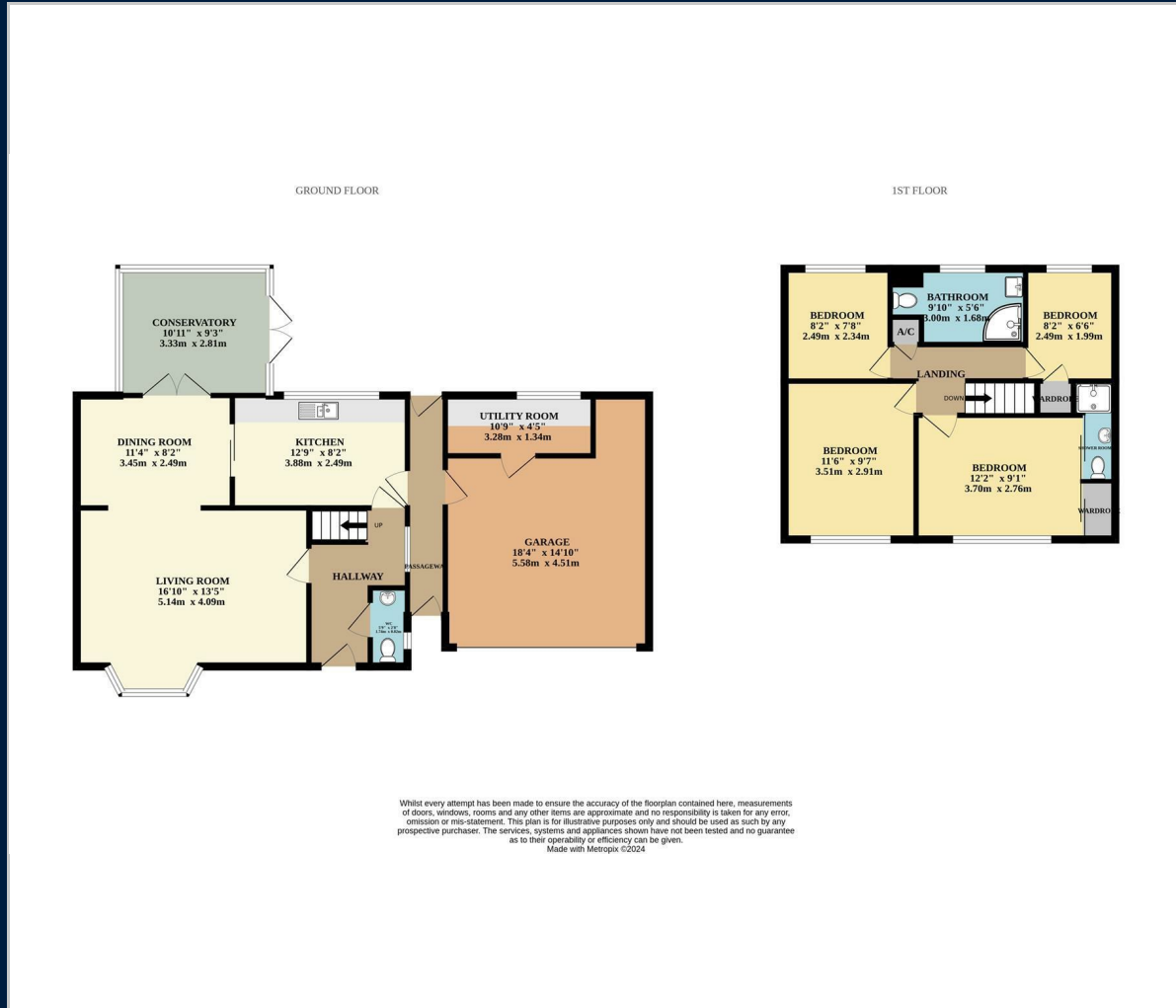


Tax Band: E

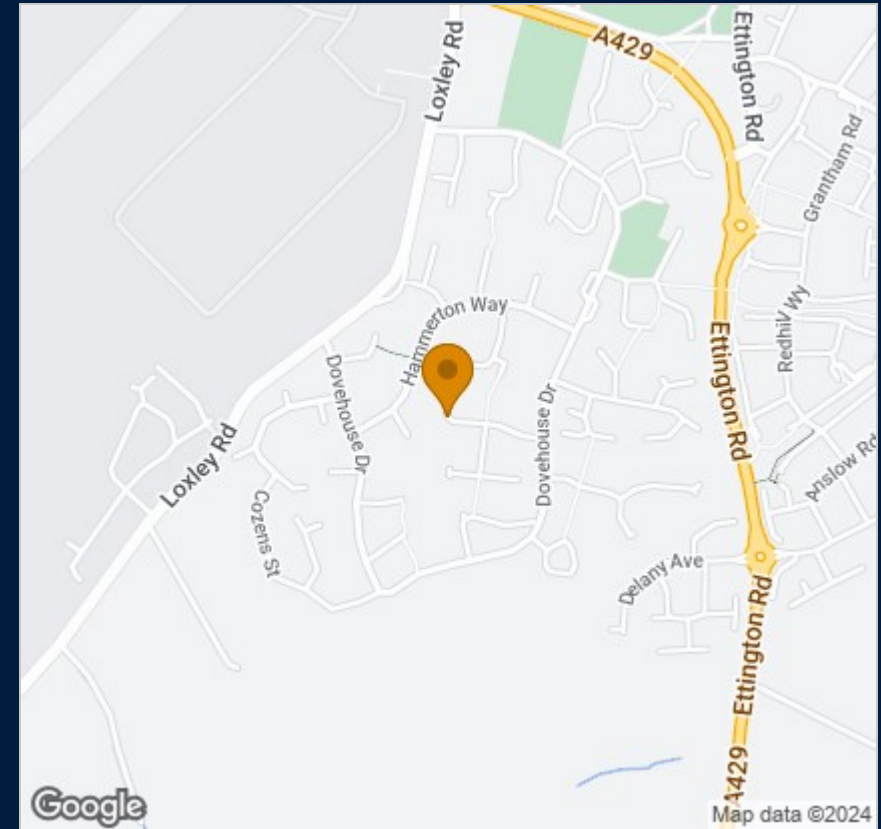
Council: Stratford District Council

Tenure: Freehold

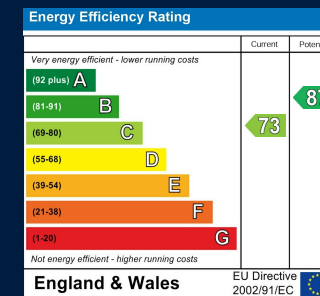
Floor Plan



Map



Energy Performance



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

55 Ely Street, Stratford Upon Avon, Warwickshire, CV37 6LN
 Tel: 01789 868168 Email: stratford@jeremymcginns.com www.jeremymcginns.com