





Overlooking a pleasant green open space within this popular modern development towards the outskirts of Wellesbourne village, this deceptively spacious four-bedroom end of mews house was constructed by Messrs Charles Church in circa 2015. The immaculately presented accommodation comprises: reception hall, cloakroom, living room, spacious open-plan kitchen/diner, utility area, en-suite to the master bedroom and a main bathroom. The property enjoys established front and rear gardens, an ample driveway and a single garage. NO UPWARD CHAIN. Energy rating C.

#### Location

Wellesbourne is a large village conveniently situated approximately 6 miles equidistant from the historic towns of Stratford-upon-Avon, Warwick and Leamington Spa. A wide range of local amenities within the village includes a variety of shops, Salisbury's supermarket, Co-op, Churches, Bank, Library, Post Office, Medical Centre, Dentist, Garages, Local Inns, and primary/junior school. Access to the M40 motorway and the Midlands Motorway network is from Junction 15 at Longbridge, approximately 4 miles away, together with Warwick Parkway railway station with regular trains to London Marylebone and more local services.

#### Approach

Through a double-glazed entrance door into:

#### Reception Hall

Wood-effect Karndean floor, radiator, downlighters, turned staircase rising to the First Floor, under-stairs storage cupboard. Glazed doors to the Living Room and Kitchen. Door to:

#### Cloakroom

White suite with chrome fittings comprising pedestal wash-hand basin, WC, radiator, matching floor, complementary tiling to dado height, downlighters and extractor fan.



### Living Room

17'7" x 10'7" (5.38m x 3.25m)

Two radiators, ceiling light point and a double-glazed splay bay window to the front aspect overlooking a central green area.

### Spacious Dining Kitchen

20'0" x 10'7" max (6.11m x 3.24m max)

Tiled floor throughout, range of white gloss fronted base and eye-level units, complementary worktops and upstands with an inset single drainer sink unit with mixer tap and rinse bowl. Built-in AEG electric oven and four-ring hob with extractor unit over, integrated AEG

dishwasher, space for upright fridge/freezer. Concealed Glow-Worm gas-fired boiler, downlighters, two Sonos ceiling speakers and a radiator. A double-glazed window to the rear aspect and double-glazed, double-opening French doors with double-glazed side screens provide views and access to the garden.

### Utility Area

5'4" x 5'2" (1.64m x 1.58m)

Matching base and eye level units, complementary worktops and upstands. Space and plumbing for a washing machine and tumble dryer, matching tiled floor, radiator and double-glazed window to the side aspect.



### First Floor Landing

Access to roof space, built-in Linen Cupboard. Doors to:

### Bedroom One

11'5" x 10'7" (3.50m x 3.24m )

Built-in double door wardrobe, radiator, and two Sonos ceiling speakers. Double-glazed window to the front aspect overlooking the central green. Door to:

### En-Suite shower

Modern white suite with chrome fittings comprising a wide shower enclosure with a Mira shower system with a rainfall shower head and a separate shower attachment,



glazed sliding shower door. WC with a concealed cistern, wash basin with soft-close drawers beneath, heated towel rail, shaver point, downlighters and extractor fan.

#### Bedroom Two

10'8" x 10'7" (3.26m x 3.23m)

A radiator and a double-glazed window to the rear aspect.

#### Bedroom Three

9'2" x 7'0" (2.81m x 2.15m)

A radiator and a double-glazed window to the rear aspect.

#### Dressing Room/Study/Bedroom Four

9'2" x 5'11" (2.81m x 1.81m)

Radiator, open fronted wardrobe space providing ample hanging rail/shelving and drawer space and a double glazed window to the front aspect,

#### Bathroom

Modern white suite comprising bath with mixer tap and Mira shower system over with glazed shower screen. Pedestal wash hand basin, WC, heated towel rail, complementary tiled splashbacks, downlighters, extractor fan and a double-glazed window to the side aspect.

#### Outside

There is an established front garden with mature lavender borders, with a pathway leading to the entrance door. There is a driveway to the side, providing good off-road parking and access to the garage.

#### Garage

Having an up-and-over, power and light and a personnel door to the rear garden.

#### Rear Garden

Paved patio area, outside tap, lawn with stocked borders, a further raised paved seating area, and a section behind



the garage suitable for storing the bins and housing a Greenhouse. The gardens are enclosed on all sides, with a gated pedestrian side access.

#### Tenure

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

PLEASE NOTE: There is a maintenance charge of £252 per annum to cover the cost of keeping the communal green areas maintained.

#### Services

All main services are understood to be connected. NB We have not tested the heating, domestic hot water system, kitchen appliances, or other services, and whilst believing them to be in satisfactory working order and cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

#### Council Tax

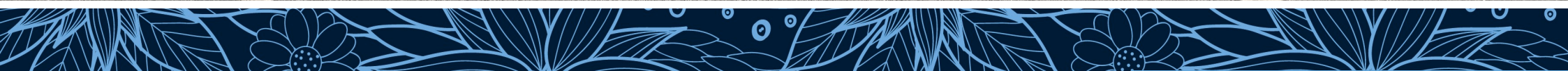
The property is in Council Tax Band "D" - Stratford upon Avon District Council

#### Postcode

CV35 9QF



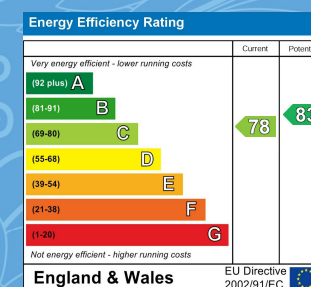




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Total area: approx. 100.8 sq. metres (1085.0 sq. feet)

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

Total area does not include the Garage